LOT 22 CROSS CREEK ESTATES SD.
WD 1072-605, WD 1095-439, CT 120

CASSY'S WING LLC
P O BOX 784
KAPAA, HI 96746

2026

06-4S-17-08020-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

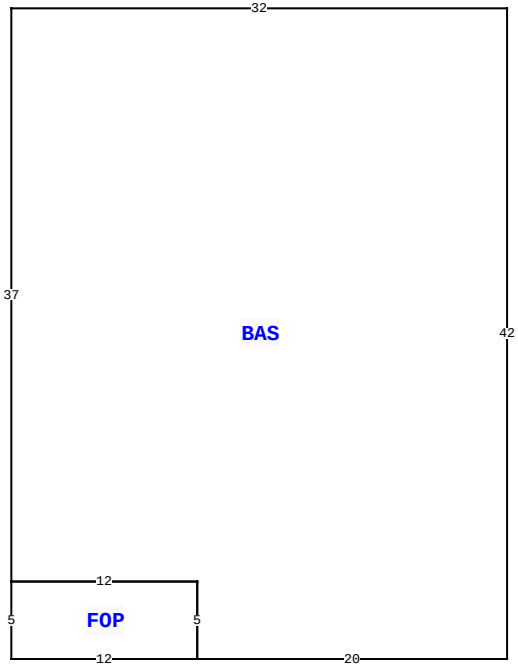
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Common Wall		40 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		1 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0800	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,284	100		1,284	109,901
FOP	60	30		18	1,541
TOTALS	1,344			1,302	111,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1200	01	1,302	103.6000	105.67	137,582	2006	2006	0	0	0	19.00	81.00

1 TOWNHOUSE 0% - 0 Heated Area: 1284 HX Base Yr



970 SW ROSSBROUGH CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	111,441
TOTAL MARKET OB/XF VALUE	1,570
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	135,511
SOH/AGL Deduction	19,818
ASSESSED VALUE	115,693
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,693
TOTAL JUST VALUE	135,511
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3640	MULTIFAM	710	03/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1397/1138	10/24/2019	WD	Q	I	05	300,000
GRANTOR: DOUGLAS E & KIMMY L E						
GRANTEE: CASSY'S WING LLC						
1216/0263	5/31/2011	WD	U	I	11	100
GRANTOR: DOUG & KIMMY EDGLEY						
GRANTEE: DOUGLAS E & KIMMY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S37 FOP= S5 E12 N5 W12$ E12 S5 E20 N42$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	0	608.00	UT	2.50	2.50	100	2006	2006	3	100	1,520	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,570

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		*RSF-	244.00	83.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/20/2016 BY DF Total Acres: 0.08 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/06/2025 BY SYS