LOTS 48 & 49 EDGEWOOD ESTATES S/
OF DOGWOOD DR (NKA SW TEMPY PL)
24 (RESOL# 2004R-26 IN ORB 1014-

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

2026

07-4S-17-08107-048

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

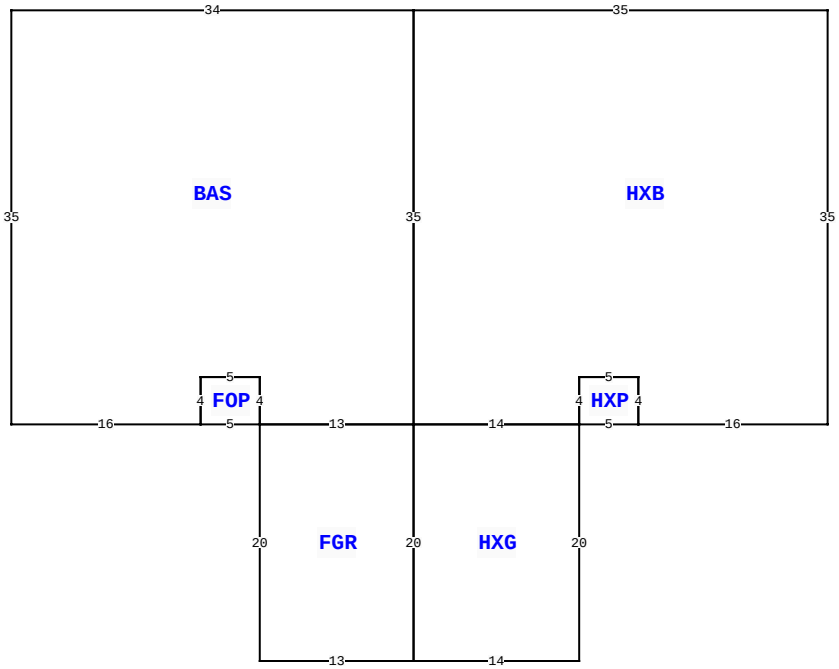
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100		1,170	95,734
FGR	260	55		143	11,701
FOP	20	30		6	491
HXB	1,205	100		1,205	98,598
HXG	280	55		154	12,601
HXP	20	30		6	491
TOTALS	2,955			2,684	219,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,684	120.3280	102.28	274,520	2005	2005	0	0	0	20.00	80.00

1 DUPLEX 0% - 0 Heated Area: 2375 HX Base Yr



191 SW TEMPY PL, 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: 2	Tax Dist:
BUILDING MARKET VALUE	219,616
TOTAL MARKET OB/XF VALUE	4,292
TOTAL LAND VALUE - MARKET	33,800
TOTAL MARKET VALUE	257,708
SOH/AGL Deduction	0
ASSESSED VALUE	257,708
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	257,708
TOTAL JUST VALUE	257,708
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044255	Roof Replacement	14,350	04/25/2022
22037	MULTIFAM	654	07/02/2004

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: KIMMY L & DOUGLAS L E						
GRANTEE: CASSY'S WING LLC						
1268/0937	1/16/2014	WD	U	I	30	100
GRANTOR: MARILYN J EDGLEY AS T						
GRANTEE: KIMMY L & DOUGLAS L						

BUILDING NOTES

BUILDING DIMENSIONS

HXB= W35 BAS= W34 S35 E16 FOP= E5 N4 W5 S4$ N4 E5 S4 FGR= S20 E13 N20 W13$ E13 N35$ S35 HXG= S20 E14 N20 W14$ E14 HXP= E5 N4 W5 S4$ N4 E5 S4 E16 N35$.

EXTRA FEATURES

LN	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	1,946.00	UT	2.00	2.00	100	2005	2005	3	100	3,892	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 4,292

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	0		RSF-1	0.00	0.00	1.50	LT		1.00	1.00	0.90	18,500.00	16,650.00	24,975							
2	0800	C	MULTI-FAM	0			0.00	0.00	0.50	LT		1.00	1.00	0.90	18,500.00	16,650.00	8,325							
3	9900	C	AC NON-AG	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	500.00	500.00	500							

REVIEW DATE 03/28/2017 BY DF Total Acres: 1.13 Total Land Value: 33,800 Market: 0 Agricultural: 0 Common: 33,800 PRINTED 11/19/2025 BY SYS