

LOT 715
HERON ISLES PHASE THREE C
PBK 8/177

BROWN MICHAEL & TAMISHA
94-203 KIKEPA PL
WAIPAHU, HI 96797

2024

37-3N-28-0745-0715-0000



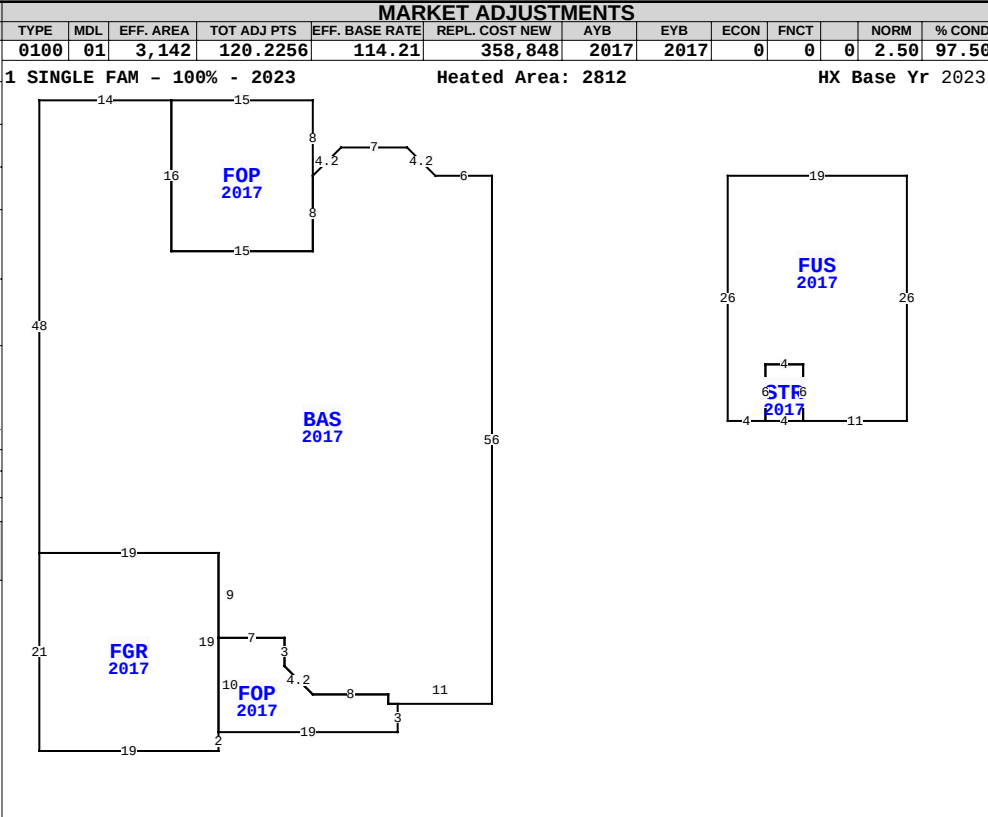
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,342	100	2,342	260,793
FGR	399	55	219	24,387
FOP	122	30	37	4,120
FOP	240	30	72	8,017
FUS	470	100	470	52,337
STR	24	10	2	222

TOTALS	3,597		3,142	349,877
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	0	0	47.00	SF	6.50	
2	0811	CONCRETE B	0 100	0	0	565.00	SF	5.20	
3	0911	SCRN RM A	0 100	16	8	128.00	SF	17.50	



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

LAND DESCRIPTION										TOTAL OB/XF							4,983	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00		

NASSAU COUNTY PROPERTY										PAGE 1 of 1										4
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 4										
BUILDING MARKET VALUE										Tax Dist:										
TOTAL MARKET OB/XF VALUE										349,877										
TOTAL LAND VALUE - MARKET										55,000										
TOTAL MARKET VALUE										409,860										
SOH/AGL Deduction										3,874										
ASSESSED VALUE										405,986										
TOTAL EXEMPTION VALUE										HX HB 50,000										
BASE TAXABLE VALUE										355,986										
TOTAL JUST VALUE										409,860										
NCON VALUE										0										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										394,161										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804386	SCRN ENCLSR	1,662	05/01/2018
B1702503	CO ISSUED	0	04/02/2018
B1702503	NEW CONSTR	346,528	03/27/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/128	1/11/2024	WD	Q	I	01	495,000
GRANTOR: VALENTINO DENISE						
GRANTEE: BROWN MICHAEL & TAM						
2544/1048	2/23/2022	WD	Q	I	01	450,000
GRANTOR: CALHOUN JOSEPH A & JA						
GRANTEE: VALENTINO DENISE						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2017] W6 U3 L3 W7 D3 L3 FOP=[YR=2017] N8 W15 S16 E15 N8\$ S8 W15 N16 W14 S48 FGR=[YR=2017] S21 E19 N2 FOP=[YR=2017] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10\$ N19 W19\$ E19 S9 E7 S3 D3 R3 E8 S1 E11 N56\$ PTR= E25 FUS=[YR=2017] E19 S26 W11 STR=[YR=2017] W4 N6 E4 S6\$ N6 W4 S6 W4 N26\$ W25\$.									