

CAMMACK MORGAN MCCOURT & LANDEN BARREY
91-6604 KAPOLEI PKWY
EWA BEACH, HI 96706

42-2N-27-1090-0055-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE				279,038				
TOTAL MARKET OB/XF VALUE				3,156				
TOTAL LAND VALUE - MARKET				50,000				
TOTAL MARKET VALUE				332,194				
SOH/AGL Deduction				47,858				
ASSESSED VALUE				284,336				
TOTAL EXEMPTION VALUE				HX HB		50,722		
BASE TAXABLE VALUE				233,614				
TOTAL JUST VALUE				332,194				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				319,591				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
22009415		ADDITION		5,802		06/21/2022		
21016478		CO ISSUED		0		11/29/2021		
21003590		NEW CONSTR		313,519		03/24/2021		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2795/789		6/10/2025		WD	Q	I	01	382,500
GRANTOR: LEONARD STEVEN L & ED								
GRANTEE: CAMMACK MORGAN MCCO								
2518/1172		11/30/2021		WD	Q	I	01	334,000
GRANTOR: D R HORTON INC-JACKSO								
GRANTEE: LEONARD STEVEN L &								
BUILDING NOTES								
BUILDING DIMENSIONS								
USP=[YR=2022] N12 W17 PT0=[YR=2022] W6 S12 E6 N12\$ S12 E17\$ BAS=[YR=2021] W30 S42 FOP=[YR=2021] S11 E11 N5 FGR=[YR=2021] E19 N22 W19 S22\$ N6 W11\$ E11 N16 E19 N26\$ PTR=E10 FUS=[YR=2021] S30 STR=[YR=2021] S12 E11 N12 W11\$ E11 S18 E19 N48 W30\$ W10\$.								
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
50,000								
Common: 50,000 PRINTED 07/30/2025 BY SYS								