

ROSA HELSON A & KAREN C
3553 LARKSPUR CIR
LONGMONT, CO 80503

12-2N-26-1603-0071-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

16WD FR STUC 100

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

11CLAY TILE 70

14CARPET 30

03CENTRAL 100

04AIR DUCTED 100

3 100
2 100

02WOOD FRAME 100

1. 1. 100
0 100

00NONE 100

0100MDL01EFF. AREA2,212TOT ADJ PTS120.4959EFF. BASE RATE114.47REPL. COST NEW253,208AYB2018EYB2018ECON0FNCT0NORM2.50% COND97.50

TYPE

TOTALS

2,601

2,212

246,878

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A0000716.00SF6.506.50100201820183974,514

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYYRCONSRV

1000100CSFR0PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE01/31/2024BYKBA

Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

1 SINGLE FAM - 0% - 0Heated Area: 1888HX Base Yr

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,8881001,888210,716

FGR4415524327,121

FOP4830141,563

FOP22430677,477

BLD DATEXF DATEINC DATE

78710 GOLDFINCH LN, YULEE

LGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE246,878

TOTAL MARKET OB/XF VALUE4,514

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE306,392

SOH/AGL Deduction5,172

ASSESSED VALUE301,220

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE301,220

TOTAL JUST VALUE306,392

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE295,305

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / RSNCDSALE PRICE

2522/119212/17/2021WDQI01380,000

GRANTOR: CALLEY WILLIAM E III

GRANTEE: ROSA HELSON A & KAR

2514/120611/10/2021QCUI1112,000

GRANTOR: CALLEY WILLIAM E III

GRANTEE: CALLEY WILLIAM E II

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 FOP=[YR=2018] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2018] S6 E8 FGR=[YR=2018] S7 E21 N21 W21 S14\$ N6 W8\$ E8 N8 E21 N49\$.