LOT 71
PLUMMER CREEK PHASE TWO B
PBK 8/170

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

2025

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

BUILDING CHARACTERISTICS

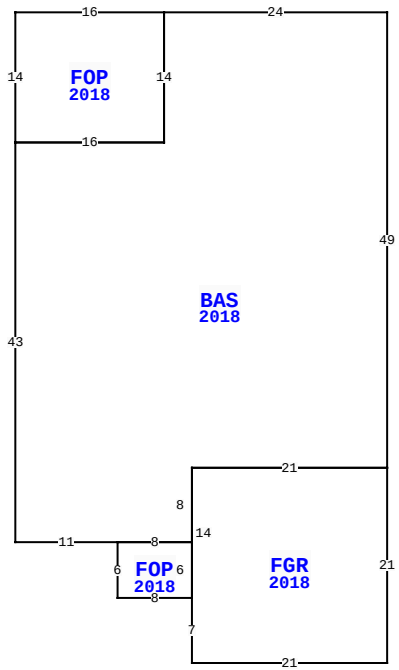
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5014.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100	2018	1,888	220,679
FGR	441	55	2018	243	28,404
FOP	48	30	2018	14	1,636
FOP	224	30	2018	67	7,832
TOTALS	2,601			2,212	258,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,212	120.4959	120.50	266,546	2018	2018	0	0	0	3.00	97.00

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



78710 GOLDFINCH LN, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	258,550
TOTAL MARKET OB/XF VALUE	4,514
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	318,064
SOH/AGL Deduction	0
ASSESSED VALUE	318,064
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,064
TOTAL JUST VALUE	318,064
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	306,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000084	CO ISSUED	0	05/04/2018
18000084	NEW CONSTR	248,557	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/1192	12/17/2021	WD	Q	I	01	380,000
GRANTOR: CALLEY WILLIAM E III						
GRANTEE: ROSA HELSON A & KAR						
2514/1206	11/10/2021	QC	U	I	11	12,000
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$.

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	0810	CONCRETE A	0	0	0	0	716.00	SF	6.50	6.50	100	2018	2018	3	97	4,514	

LAND DESCRIPTION

TOTAL OB/XF 4,514

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	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS