

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

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

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1603WD FR STUC 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1114CLAY TILE 70
CARPET 30

Air Condition
Heating Type

0304CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

3 100
2 100
02WOOD FRAME 100

Stories
Units
Occupancy

1. 1. 100
0 100
00NONE 100

Quality

05Quality Level 05

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA05

NEIGHBORHOOD/LOC

5014.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,88810020181,888241,495

FGR44155201824331,083

FOP48302018141,791

FOP224302018678,570

TOTALS2,6012,212282,939

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% COND

010012,212126.2338132.55293,20120182018003.5096.50

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

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE282,939

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE347,939

SOH/AGL Deduction0

ASSESSED VALUE347,939

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE347,939

TOTAL JUST VALUE347,939

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE318,064

PERMIT NUMDESCRIPTIONAMTISSUED

18000084CO ISSUED005/04/2018

18000084NEW CONSTR248,55701/01/2018

SALES DATA

OFF RECORD NumberDATETYPE INSTQU I V I RSN CD SALE 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\$.

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1 000100CRES0 0003PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

EXTRA FEATURES

78710 GOLDFINCH LN, YULEE

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/01/2026MLU

REVIEW DATE01/31/2024BYKBA

Total Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000

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