

LOT 3 PARNELL HILLS S/D UNIT 1
359-31, 777-1253, 942-2320, WD 1

SPRADLEY TREVOR A/SPRADELY ANDREA LATRIELLE
19293 127TH SR
O'BRIEN, FL 32071

2026

10-3S-16-02055-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100

Quality	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM		03
NEIGHBORHOOD/LOC	10316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	70,884
UOP	288	25		72	3,938
UST	96	45		43	2,352
TOTALS	1,680			1,411	77,173

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EXTRA FEATURES								
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W		
1	0252	LEAN-TO W/	0	0	0	0		
2	0041	BARN, MACH	0	0	24	24		
3	9945	Well/Sept	0	0	0	0		
4	0190	FPLC PF	0	0	0	0		
5	0169	FENCE/WOOD	0	0	0	0		
6	0261	PRCH, UOP	0	0	0	0		
7	0070	CARPORT UF	0	0	0	0		

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0200	C	MBL HM	0	

REVIEW DATE 01/24/2025 BY TP

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,411	115.0000	94.30	133,057	2008	2008	0	0	0	42.00	58.00
2 MANUF 1 0% - 2025 Heated Area: 1296 HX Base Yr												
224 NW HONEYSUCKLE WAY, LAKE CITY												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF												
14,058												

Total Acres: 1.12 Total Land Value: 13,440 Market: 0 Agricultural: 0 Common: 13,440

COLUMBIA COUNTY PROPERTY												
PAGE 1 of 1												3
VALUATION SUMMARY												
VALUATION BY												STANDARD
Tax Group: 3												Tax Dist:
BUILDING MARKET VALUE												77,173
TOTAL MARKET OB/XF VALUE												14,058
TOTAL LAND VALUE - MARKET												13,440
TOTAL MARKET VALUE												104,671
SOH/AGL Deduction												0
ASSESSED VALUE												104,671
TOTAL EXEMPTION VALUE												0
BASE TAXABLE VALUE												104,671
TOTAL JUST VALUE												104,671
NCON VALUE												0
INCOME VALUE												0
PREVIOUS YEAR MKT VALUE												108,663

PRMT:2:1: JORDEN			
SALE:1:1: LOT 3 PARNELL HILLS UNIT 1 (REAL ESTATE)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
26132	M H	320	08/15/2007
17977	M H	125	02/23/2001
8105	M H	125	02/25/1994

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1522/486	8/26/2024	WD	Q	I	01	130,000			
GRANTOR: TAYLOR BROOKE ELLEN									
GRANTEE: SPRADLEY TREVOR A									
1494/185	7/03/2023	QC	U	I	11	100			
GRANTOR: MARKHAM LEIGHTON R									
GRANTEE: TAYLOR BROOKE ELLEN									
BUILDING NOTES									

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W48 S27 E48 UOP= E12 N24 W12 S24\$ N27\$ UST= E2 N8 W12 S8 E10\$.												

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