

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

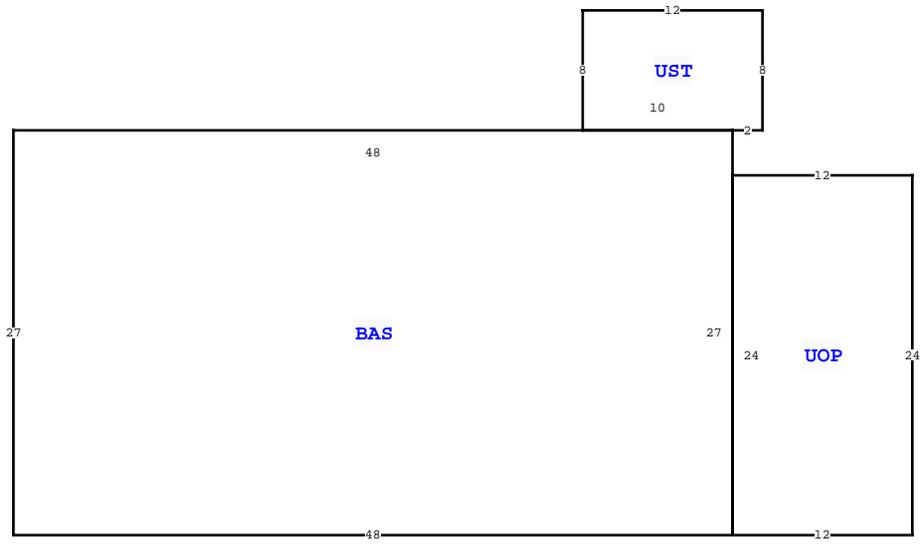
2026

10-3S-16-02055-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	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	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	10316.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
UOP	288	25	
UST	96	45	
TOTALS	1,680		
			1,411
			76,232

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	1	0%	- 2025								Heated Area: 1296 HX Base Yr	



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VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				76,232	
TOTAL MARKET OB/XF VALUE				14,058	
TOTAL LAND VALUE - MARKET				17,920	
TOTAL MARKET VALUE				108,210	
SOH/AGL Deduction				0	
ASSESSED VALUE				108,210	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				108,210	
TOTAL JUST VALUE				108,210	
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						

EXTRA FEATURES																	
L N	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	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
2	0041	BARN, MACH	0	0	24	24	576.00	UT	8.00	8.00	100	2008	2008	3	100	4,608	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

TOTAL OB/XF														14,058	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
			05/07/2026			MLU									

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

LAND DESCRIPTION										TOTAL OB/XF										14,058				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		RSF/ME	78.00	273.00	1.12	AC		1.00	1.00	1.00	16,000.00	16,000.00	17,920							