

LOT 31 PARNELL HILLS S/D UNIT 1.  
484-2, 630-333, 843-1814, WD 119

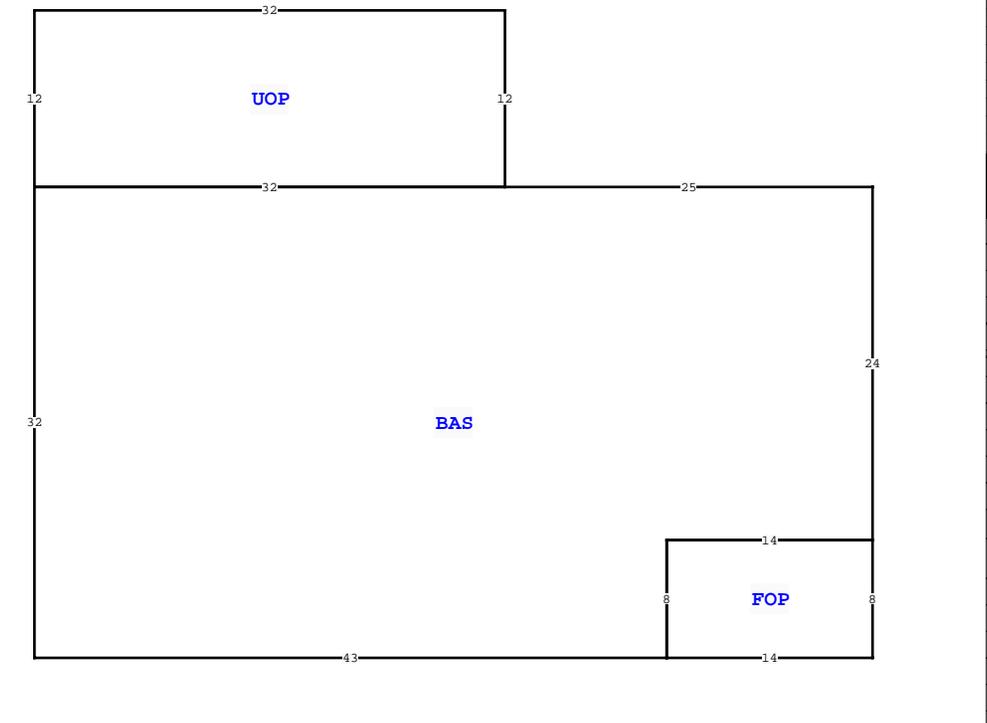
BRAGDON TYLER K/CASON KORIE B  
303 NW BRONCO TER  
LAKE CITY, FL 32055

**2026**

10-3S-16-02055-031  
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026		Heated Area: 1712					HX Base Yr 2026	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,712	100		1,712	137,932
FOP	112	30		34	2,739
UOP	384	20		77	6,204
<b>TOTALS</b>	<b>2,208</b>			<b>1,823</b>	<b>146,874</b>

303 NW BRONCO TER, LAKE CITY

BLD DATE		LGL DATE	05/08/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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	0166	CONC,PAVMT	0	100	24	36			3.00	100	2008	2008	3	100	2,592	

TOTAL OB/XF 2,592

LAND DESCRIPTION																	TOTAL OB/XF							
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	0100	C	SFR	100		RSF/MA	48.00	542.00	2.52	AC		1.00	1.00	0.85	14,000.00	11,900.00	29,988							

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		146,874
TOTAL MARKET OB/XF VALUE		2,592
TOTAL LAND VALUE - MARKET		29,988
TOTAL MARKET VALUE		179,454
SOH/AGL Deduction		0
ASSESSED VALUE		179,454
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		128,043
TOTAL JUST VALUE		179,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054152	Roof Replacement	7,200	09/26/2025
30490	MAINT/ALTR	0	09/26/2012
19790	POOL	90	07/31/2002
10980	SFR	285	04/04/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/1076	10/23/2025	WD	Q	I	01	205,000
GRANTOR: GUEVARA JORGE ALBERTO						
GRANTEE: BRAGDON TYLER K						
1418/2755	8/27/2020	WD	U	I	12	90,000
GRANTOR: WILMINGTON SAVINGS FU						
GRANTEE: JORGE ALBERTO & MAR						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W25 UOP= N12 W32 S12 E32\$ W32 S32 E43 FOP= E14 N8W14 S8\$ N8 E14 N24\$.