LOT 21 SHADOW WOOD S/D UNIT 2.
756-1532, 777-886, WD 1431-1593,

DELCANAL PEDRO A/DELCANAL MARIA A
303 SE MISTY GLN
LAKE CITY, FL 32024

2026

27-6S-17-09784-121

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

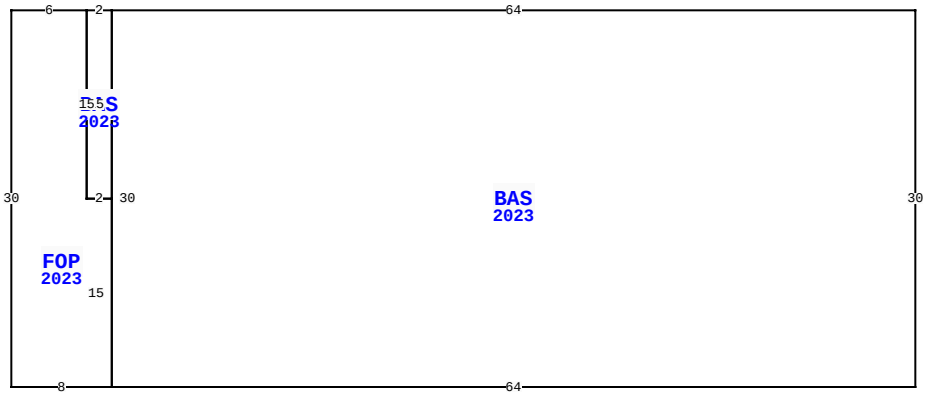
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	30	100	2023	30	3,362
BAS	1,920	100	2023	1,920	215,182
FOP	210	35	2023	74	8,294
TOTALS	2,160			2,024	226,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,024	117.0000	120.51	243,912	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 100% - 2024 Heated Area: 1950 HX Base Yr 2024



303 SE MISTY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		226,838
TOTAL MARKET OB/XF VALUE		8,300
TOTAL LAND VALUE - MARKET		50,300
TOTAL MARKET VALUE		285,438
SOH/AGL Deduction		44,680
ASSESSED VALUE		240,758
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		190,036
TOTAL JUST VALUE		285,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051868	Electrical Servic	0	12/17/2024
000051807	Right-of-Way Acce		12/12/2024
000044015	Mobile Home		03/28/2022
000043107	Electrical Servic	0	11/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1431/1593	2/26/2021	WD	Q	V	01	45,500
GRANTOR: WASSER ERIC L						
GRANTEE: DELCANAL PEDRO A						
0777/0886	6/29/1993	WD	U	V	12	12,500
GRANTOR: LENVIL DICKS						
GRANTEE: ERIC WASSER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=18,8] E64 S30 W64 N30 $
FOP=[YR=2023;ORIG=16,8] W6 S30 E8 N15 W2 N15 $
BAS=[YR=2023;ORIG=16,8] E2 S15 W2 N15 $
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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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	900.00	900.00	100	2023	2022		100	900	
3	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

LAND DESCRIPTION

TOTAL OB/XF 8,300

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	0200	C	MBL HM	100		00	0.00	0.00	5.03	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,300							

REVIEW DATE 03/06/2025 BY TW Total Acres: 5.03 Total Land Value: 50,300 Market: 0 Agricultural: 0 Common: 50,300 PRINTED 10/03/2025 BY SYS