

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
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	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
BAS	30	100	2023
BAS	1,920	100	2023
FOP	210	35	2023
TOTALS	2,160		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	3	100%	- 2024	Heated Area: 1950		HX Base Yr 2024						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	30	100	2023	30	3,428								
BAS	1,920	100	2023	1,920	219,361								
FOP	210	35	2023	74	8,455								
TOTALS	2,160			2,024	231,243								

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	231,243			
TOTAL MARKET OB/XF VALUE	8,300			
TOTAL LAND VALUE - MARKET	65,390			
TOTAL MARKET VALUE	304,933			
SOH/AGL Deduction	64,876			
ASSESSED VALUE	240,057			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	188,646			
TOTAL JUST VALUE	304,933			
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						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	9945	Well/Sept	0	100	0
2	0070	CARPORT UF	0	100	0
3	0296	SHED METAL	0	100	0

TOTAL OB/XF														8,300		
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	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0070	CARPORT UF	0	100	0	1.00	UT	900.00	900.00	100	2023	2022		100	900	
3	0296	SHED METAL	0	100	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

BUILDING NOTES													
303 SE MISTY GLN, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/06/2026 MLU													

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 \$													

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	0200	C	MBL HM	100		00	0.00	0.00	5.03	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,390							