LOT 56 OAKS OF LAKE CITY PHS 1.
WD 1189-2522, WD 1244-1908, DC 1

RADWAN MOHAMED A
1134 SW CUSTOM MADE CIR
LAKE CITY, FL 32024

2026

18-5S-17-09280-156

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

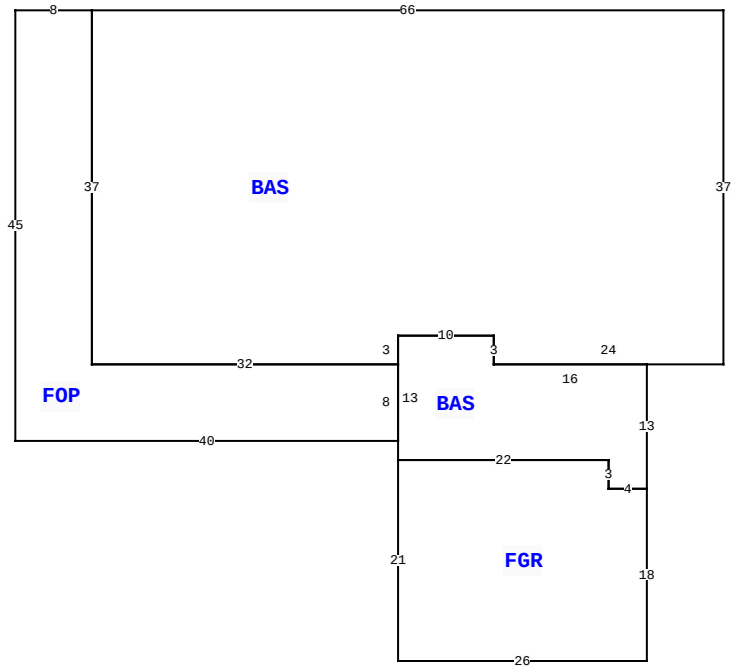
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 18517.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	302	100		302	36,462
BAS	2,412	100		2,412	291,215
FGR	534	55		294	35,497
FOP	616	30		185	22,336
TOTALS	3,864			3,193	385,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,193	122.4960	137.20	438,080	2013	2013	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 2018 Heated Area: 2714 HX Base Yr 2018



1134 SW CUSTOM MADE CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		385,510
TOTAL MARKET OB/XF VALUE		5,952
TOTAL LAND VALUE - MARKET		126,000
TOTAL MARKET VALUE		517,462
SOH/AGL Deduction		211,081
ASSESSED VALUE		306,381
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		255,659
TOTAL JUST VALUE		517,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041562	Remodel	43,000	03/22/2021
30617	SFR	1,103	11/20/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1345/2633	9/28/2017	WD	U	I	37	270,000
GRANTOR: JAMES EDWARD KNEE						
GRANTEE: MOHAMED A RADWAN						
1244/1908	11/05/2012	WD	U	V	30	100
GRANTOR: CATHERINE CAROL DOWD						
GRANTEE: CATHERINE C DOWD &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W66 S37 E32 N3 E10 S3 E24 N37 $
FOP=[ORIG=-66,0] W8 S45 E40 N8 W32 N37 $
FGR=[ORIG=-12,47] W22 S21 E26 N18 W4 N3 $
BAS=[ORIG=-8,37] W16 N3 W10 S13 E22 S3 E4 N13 $
.

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	0294	SHED WOOD/	0	100	12	16	192.00	UT	10.00	10.00	100	2013	2013	3	100	1,920	
2	0166	CONC,PAVMT	0	100	0	0	2,016.00	UT	2.00	2.00	100	2013	2013	3	100	4,032	

LAND DESCRIPTION

TOTAL OB/XF 5,952

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	0100	C	SFR	100		PRD	0.00	0.00	1.00	LT		1.00	1.00	0.90	140,000.00	126,000.00	126,000							

REVIEW DATE 08/27/2021 BY JB Total Acres: 4.48 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 11/18/2025 BY SYS