

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

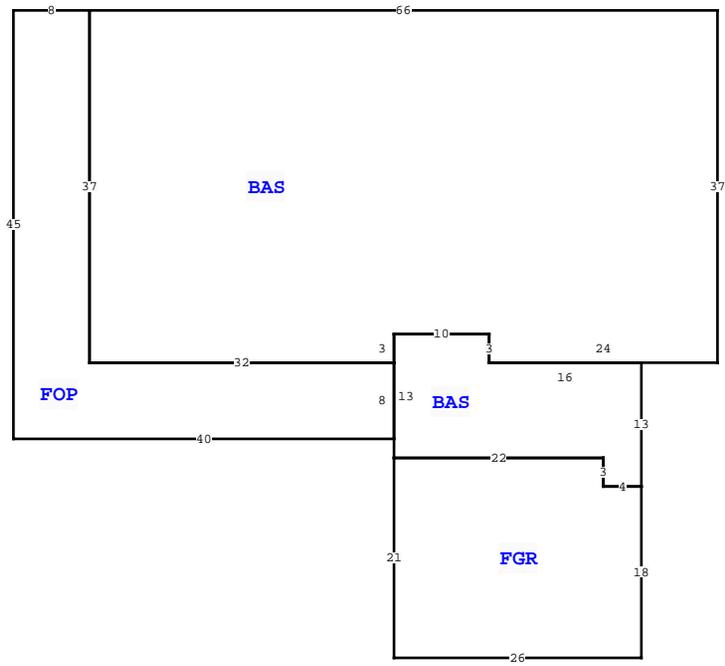
RADWAN MOHAMED A
7423 PHOENIX WAY
MIDLAND, MI 48642-8114

2026

18-5S-17-09280-156
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
Architctual Units	05	CONV	100
		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
BAS	302	100	
BAS	2,412	100	
FGR	534	55	
FOP	616	30	
TOTALS	3,864		

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	139.65	445,902	2013	2013	0	0	12.00	88.00		
1 SINGLE FAM 0% - 2026 Heated Area: 2714 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	392,394			
TOTAL MARKET OB/XF VALUE	5,952			
TOTAL LAND VALUE - MARKET	126,000			
TOTAL MARKET VALUE	524,346			
SOH/AGL Deduction	0			
ASSESSED VALUE	524,346			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	524,346			
TOTAL JUST VALUE	524,346			
NCON VALUE	0			
INCOME VALUE	0			
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 &						

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

TOTAL OB/XF														5,952										
LAND DESCRIPTION																								
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	0		PRD	0.00	0.00	1.00	LT		1.00	1.00	0.90	140,000.00	126,000.00	126,000							

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 \$													

REVIEW DATE														BY													
08/27/2021														JB													
Total Acres: 4.48														Total Land Value: 126,000													
Market: 0														Agricultural: 0													
Common: 126,000														PRINTED 05/13/2026 BY SYS													