

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

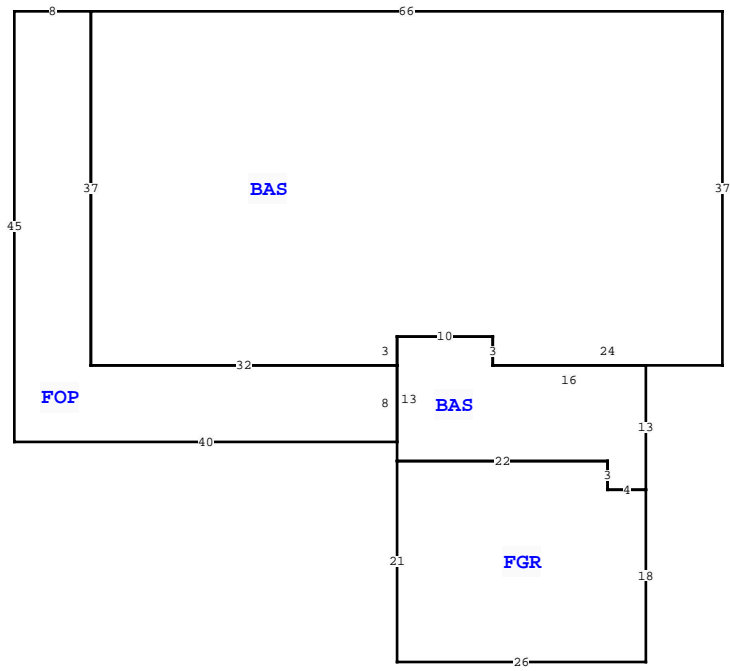
RADWAN MOHAMED A  
7423 PHOENIX WAY  
MIDLAND, MI 48642-8114

**2026**

18-5S-17-09280-156  
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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structure	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
Architectural 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/

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 0% - 2026 Heated Area: 2714 HX Base Yr														



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

1134 SW CUSTOM MADE CIR, LAKE CITY  
BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
05/14/2024 MLU

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	192.00	UT	10.00	10.00	100	2013	2013	3	100	1,920	
2	0166	CONC, PAVMT	0	0	0	0	2,016.00	UT	2.00	2.00	100	2013	2013	3	100	4,032	

LAND DESCRIPTION														TOTAL OB/XF 5,952										
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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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			0
ASSESSED VALUE			517,462
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			517,462
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	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 \$