COMM 2310 FT N & 25 FT W OF SE C
FOR POB, RUN N 330 FT, W 635 FT,
E 635 FT TO POB.

SCHWIND JAMES W/SCHWIND KAREN R
6918 CRESTVIEW DR
FORT WAYNE, IN 46835-1526

2026

17-3S-16-02162-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

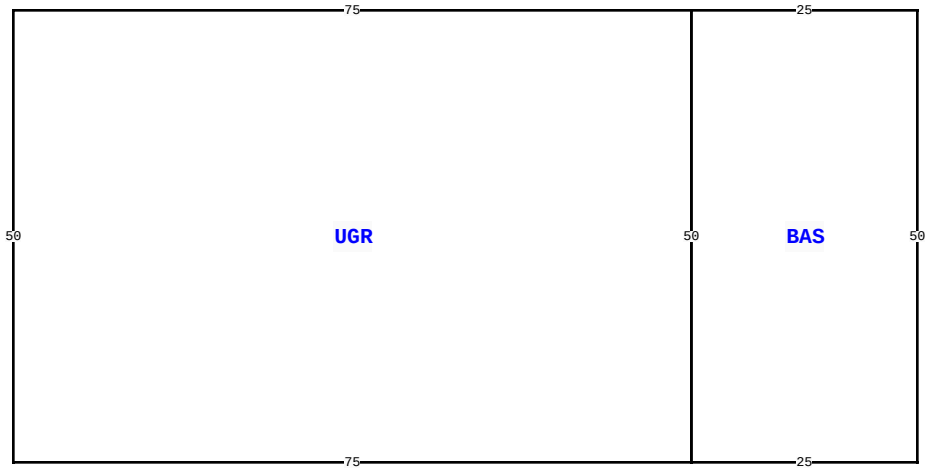
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 17316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100		1,250	96,116
UGR	3,750	45		1,688	129,795
TOTALS	5,000			2,938	225,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0187	01	2,938	108.3000	86.64	254,548	2016	2016	0	0	0	11.25	88.75

3 SFR/PREMTL 0% - 0 Heated Area: 1250 HX Base Yr



418 NW RANCH CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	225,911
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	281,911
SOH/AGL Deduction	0
ASSESSED VALUE	281,911
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,911
TOTAL JUST VALUE	281,911
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,093

SALE:7:1: 5 ACRES WITH IMP
SALE:6:1: SHERIFF'S DEED
SALE:5:1: 5 ACRES WITH IMP
SALE:1:1: ONLY RUTHEDA FLOWERS TRANSFERRED HER INT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12964	M H	125	08/22/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1009/1611	3/09/2004	WD	U	I	08	29,000
GRANTOR: BURNS						
GRANTEE: SCHWIND						
0945/0848	1/15/2002	WD	U	I	08	18,000
GRANTOR: BRIAN S WRIGHT						
GRANTEE: DANIEL BURNS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 UGR= W75 S50 E75 N50$ S50 E25 N50$.

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

REVIEW DATE 02/01/2023 BY KS Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 03/25/2026 BY SYS