COMM SE COR OF SEC, RUN W 518.56
TO N R/W NASH RD FOR POB, CONT W
505.77 FT, E 338.16 FT, S 571.76

MYSZELOW CYNTHIA/SMALLIN CHRISTINE
39 E ROCK CUT RD
WALDEN, NY 12586

2026

18-3S-16-02172-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

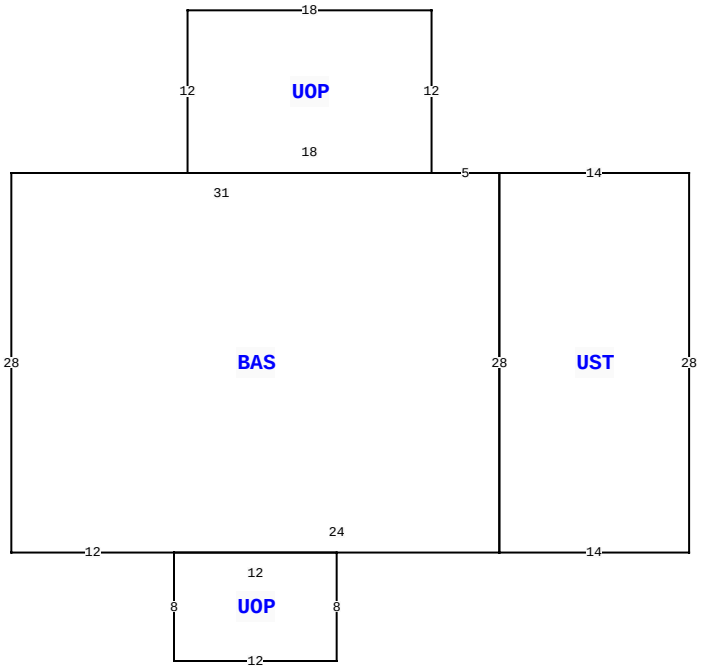
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	18316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	61,379
UOP	96	20		19	1,157
UOP	216	20		43	2,618
UST	392	45		176	10,717
TOTALS	1,712			1,246	75,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,246	83.6400	93.68	116,725	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1008 HX Base Yr



3197 NW NASH RD, 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		75,871
TOTAL MARKET OB/XF VALUE		5,400
TOTAL LAND VALUE - MARKET		47,300
TOTAL MARKET VALUE		128,571
SOH/AGL Deduction		70,402
ASSESSED VALUE		58,169
TOTAL EXEMPTION VALUE	HX HB SX	58,169
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		128,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,571

SALE:1:1: 4.30 AC PLUS IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044398	Roof Replacement	10,735	05/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1552/18	10/14/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (SWIFT						
GRANTEE: MYSZELOW CYNTHIA						
0739/0201	12/20/1990	WD	Q	I		32,500
GRANTOR: NASH ESTATE						
GRANTEE: KAREN SWIFT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 UOP= N12 W18 S12 E18$ W31 S28 E12 UOP= S8 E12N8 W12$ E24 UST= E14 N28 W14S28$ N28$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	700	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	
5	0285	SALVAGE	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	
6	0285	SALVAGE	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

LAND DESCRIPTION

TOTAL OB/XF 5,400

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		A-1	0.00	0.00	4.30	AC		1.00	1.00	1.00	11,000.00	11,000.00	47,300							

REVIEW DATE 01/31/2023 BY KS Total Acres: 4.30 Total Land Value: 47,300 Market: 0 Agricultural: 0 Common: 47,300 PRINTED 11/18/2025 BY SYS