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

2027

18-3S-16-02172-000

BUILDING CHARACTERISTICS

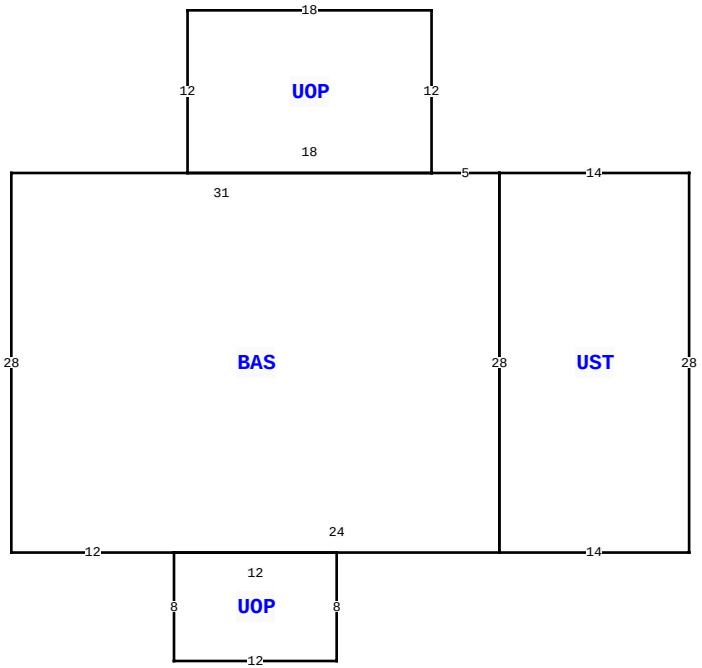
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	60,278
UOP	96	20		19	1,136
UOP	216	20		43	2,571
UST	392	45		176	10,525
TOTALS	1,712			1,246	74,511

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	92.00	114,632	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1008 HX Base Yr



3197 NW NASH RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	74,511
TOTAL MARKET OB/XF VALUE	5,400
TOTAL LAND VALUE - MARKET	51,600
TOTAL MARKET VALUE	131,511
SOH/AGL Deduction	0
ASSESSED VALUE	131,511
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,511
TOTAL JUST VALUE	131,511
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,871

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$.

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	0		A-1	0.00	0.00	4.30	AC		1.00	1.00	1.00	12,000.00	12,000.00	51,600							

REVIEW DATE 01/31/2023 BY KS Total Acres: 4.30 Total Land Value: 51,600 Market: 0 Agricultural: 0 Common: 51,600 PRINTED 11/17/2026 BY SYS