LOT 1 BLOCK E EASTSIDE VILLAGE U
764-1115, 776-1826, 1079-492, LE

SCALLAN ELIZABETH D
521 LAWSON RD
TOWNSEND, TN 37882

2027

03-4S-17-07592-181

BUILDING CHARACTERISTICS

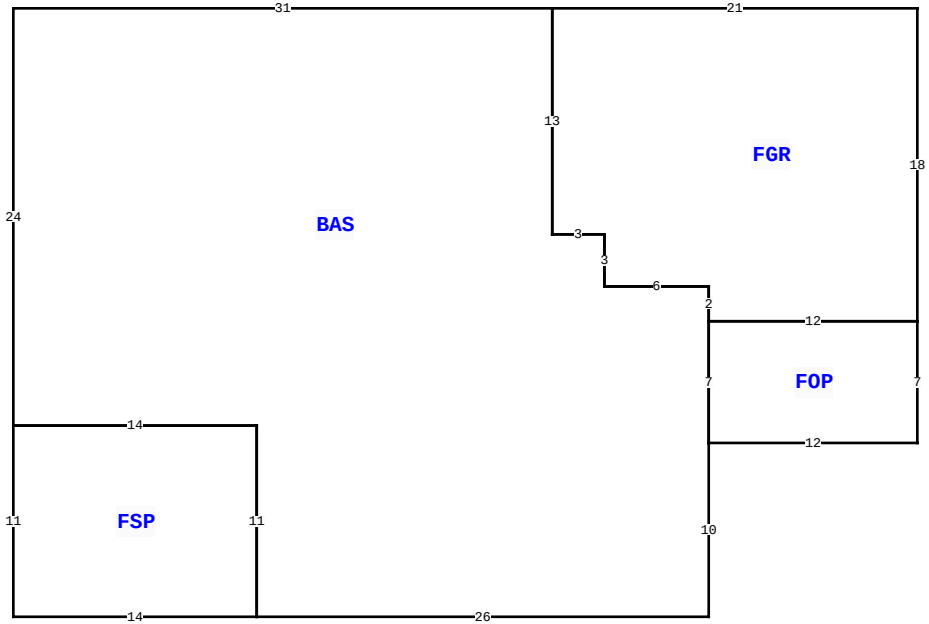
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 06
NEIGHBORHOOD/LOC	3417.1100	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,111	100		1,111	100,487
FGR	351	55		193	17,456
FOP	84	30		25	2,261
FSP	154	40		62	5,608
TOTALS	1,700			1,391	125,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,391	115.0000	139.15	193,558	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1111 HX Base Yr



755 SE ROSEWOOD CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0166	CONC,PAVMT	0	0	0	0	342.00	UT	1.40	1.40	100	0	0	3	100	479	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	125,813
TOTAL MARKET OB/XF VALUE	479
TOTAL LAND VALUE - MARKET	24,750
TOTAL MARKET VALUE	151,042
SOH/AGL Deduction	0
ASSESSED VALUE	151,042
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,042
TOTAL JUST VALUE	151,042
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6288	SFR	28,000	08/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/2396	2/17/2026	WD	Q	I	01	165,000
GRANTOR: CASTIAUX JOSEPH AUGUS						
GRANTEE: SCALLAN ELIZABETH D						
1558/656	1/05/2026	TR	U	I	11	100
GRANTOR: MCPHERSON AGNES REVOC						
GRANTEE: CASTIAUX JOSEPH AUG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S24 FSP= S11 E14 N11 W14$ E14 S11 E26 N10 FOP= E12 N7 W12 S7$ N7 FGR= E12 N18 W21 S13 E3 S3 E6S2$ N2 W6 N3 W3 N13$.

LAND DESCRIPTION

TOTAL OB/XF 479

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 05/01/2026 BY TP Total Acres: 0.30 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 11/17/2026 BY SYS