

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

SCALLAN ELIZABETH D
521 LAWSON RD
TOWNSEND, TN 37882

2026

03-4S-17-07592-181

BUILDING CHARACTERISTICS	
ELEMENT	CD
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

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	141.68	197,077	1993	1993	0	0	35.00	65.00

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			128,100
TOTAL MARKET OB/XF VALUE			479
TOTAL LAND VALUE - MARKET			24,750
TOTAL MARKET VALUE			153,329
SOH/AGL Deduction			0
ASSESSED VALUE			153,329
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			153,329
TOTAL JUST VALUE			153,329
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			156,448

DOR CODE		SINGLE FAMILY	
MAP NUM	MKT AREA	06	
NEIGHBORHOOD/LOC		3417.1100 1.10/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,111	100	
FGR	351	55	
FOP	84	30	
FSP	154	40	
TOTALS	1,700		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,111	100		1,111	102,314
FGR	351	55		193	17,774
FOP	84	30		25	2,302
FSP	154	40		62	5,710

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

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
1	0166	CONC,PAVMT	0	0	0	0		1.40	100	0	0

TOTAL OB/XF											
755 SE ROSEWOOD CIR, LAKE CITY											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC,PAVMT	0	0	0	0		1.40	100	0	0

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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT	1.00