

BEG 393.40 FT W & 560 FT N OF SE
NE1/4, RUN W 440 FT, N 100 FT, E
100 FT TO POB. (AKA LOT 14 EASTB

BLODGETT EDWARD/BLODGETT JULIE B
5200 OLD MAGNOLIA CIR
VALDOSTA, GA 31602

2026

03-4S-17-07572-014



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame		N/A 100
Stories	0	0 100
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

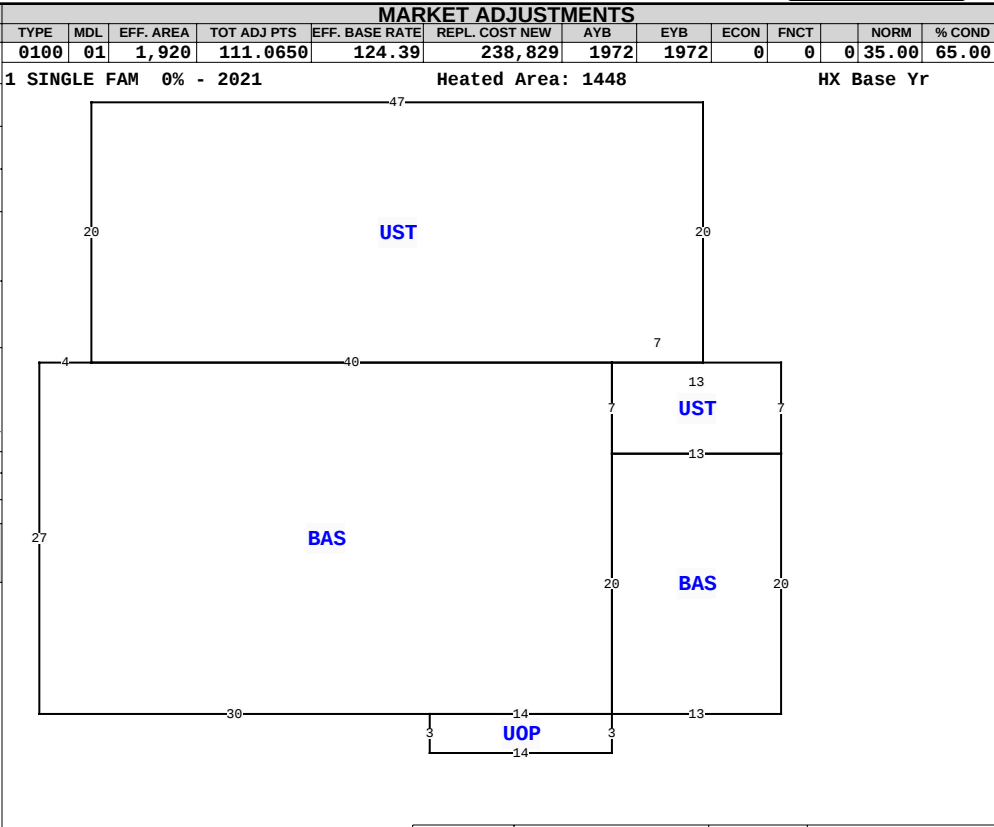
NEIGHBORHOOD/LOC	3417.0800	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	260	100		260	21,022
BAS	1,188	100		1,188	96,054
UOP	42	20		8	647
UST	91	45		41	3,315
UST	940	45		423	34,201
TOTALS	2,521			1,920	155,239

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	650	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,550	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	0100	C



285 SE EMERSON CT, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	2,300
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		155,239			
TOTAL MARKET OB/XF VALUE		2,300			
TOTAL LAND VALUE - MARKET		35,000			
TOTAL MARKET VALUE		192,539			
SOH/AGL Deduction		3,576			
ASSESSED VALUE		188,963			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		188,963			
TOTAL JUST VALUE		192,539			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		192,539			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1425/1232	10/31/2020	WD	U	I	30	100	
GRANTOR: BLODGETT EDWARD							
GRANTEE: BLODGETT EDWARD							
1390/2582	8/09/2019	PB	U	I	18	0	
GRANTOR: CLERK OF COURT (EMERS							
GRANTEE: EDWARD BLODGETT							

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS= W4 S27 E30 UOP= S3 E14 N3 W14\$ E14 BAS= E13 N20 W13 S20\$ N20 UST= E13 N7 W13 S7\$ N7 UST= E7 N20 W47 S20 E40\$ W40\$.																