

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

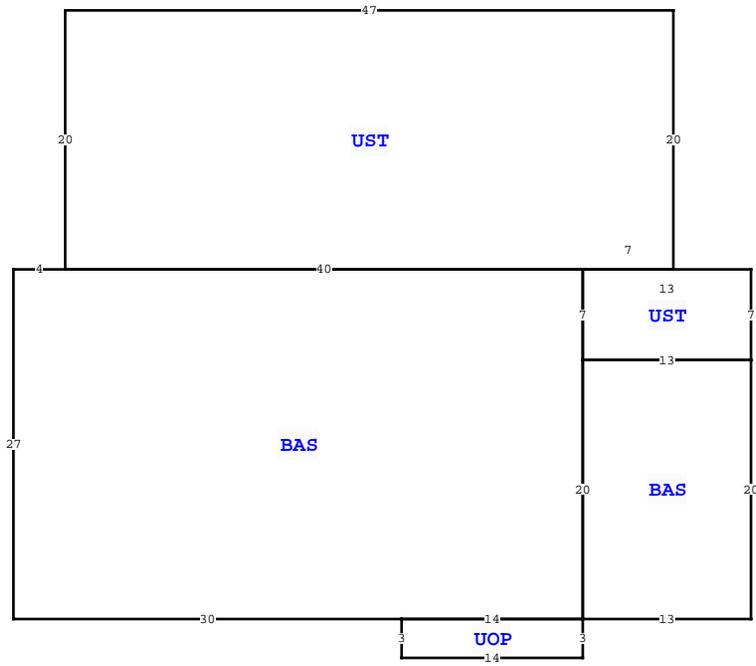
BLODGETT EDWARD/BLODGETT JULIE B
 5200 OLD MAGNOLIA CIR
 VALDOSTA, GA 31602

2026

03-4S-17-07572-014

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	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		
Architectural	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/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	260	100		260	21,397
BAS	1,188	100		1,188	97,768
UOP	42	20		8	658
UST	91	45		41	3,374
UST	940	45		423	34,811
TOTALS	2,521			1,920	158,009

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,920	111.0650	126.61	243,091	1972	1972	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2021 Heated Area: 1448 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		158,009	
TOTAL MARKET OB/XF VALUE		2,300	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		195,309	
SOH/AGL Deduction		6,346	
ASSESSED VALUE		188,963	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		188,963	
TOTAL JUST VALUE		195,309	
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						

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	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										TOTAL OB/XF														
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							

LAND DESCRIPTION										TOTAL OB/XF														
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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							