BEG NE COR OF NE1/4 OF NW1/4, RU
491.94 FT TO C/L OF OLD TRAM RD,
ALONG C/L 744.69 FT TO N LINE NE

MCCARTNEY SARAH JANE/FONT CHARLEN REBECCA
31 SERENATA CT
PENSACOLA, FL 32506

2026

24-2S-15-00085-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

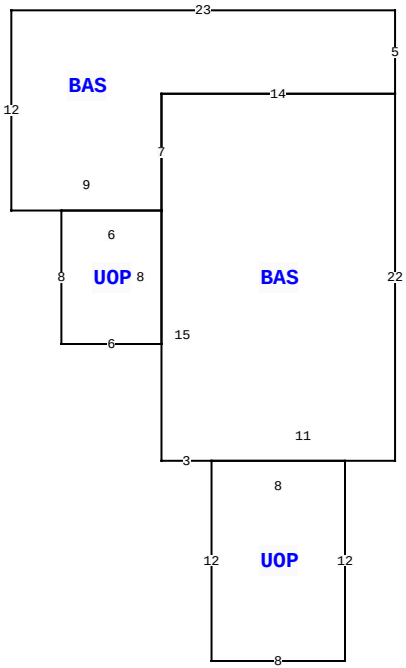
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	24215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	178	100		178	10,458
BAS	308	100		308	18,096
UOP	48	20		10	588
UOP	96	20		19	1,116
TOTALS	630			515	30,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	515	80.7084	90.39	46,551	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 486 HX Base Yr



125 NW SOLITUDE CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	30,258
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	15,890
TOTAL MARKET VALUE	46,348
SOH/AGL Deduction	0
ASSESSED VALUE	46,348
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,348
TOTAL JUST VALUE	46,348
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,348

LAND:1:1: FLOODS

SALE:1:1: LARRY SAID IT IS UNQUALIFIED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1488/1350	4/17/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: MCCARTNEY SARAH JAN						
0913/2182	6/02/2000	WD	Q	I	01	100
GRANTOR: KATHERINE MCCARTNEY						
GRANTEE: JAMES MCCARTNEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S7 UOP= W6 S8 E6 N8$ S15 E3 UOP= S12 E8 N12 W8$ E11 N22$ BAS= N5 W23 S12 E9 N7 E14$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1973	1973	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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		00	0.00	0.00	1.00	AC		1.00	1.00	0.50	7,000.00	3,500.00	3,500							
2	0000	C	VAC RES	0		A-1	0.00	0.00	3.54	AC		1.00	1.00	0.50	7,000.00	3,500.00	12,390							

REVIEW DATE 11/03/2022 BY JD Total Acres: 4.54 Total Land Value: 15,890 Market: 0 Agricultural: 0 Common: 15,890 PRINTED 11/14/2025 BY SYS