BEG 649.70 FT S OF NE COR OF NE
RUN S 329.76 FT, W 713.32 FT TO
TRAM RD, NE ALONG C/L 399.60 FT,

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

2026

24-2S-15-00085-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	32,666
TOTAL MARKET VALUE	32,666
SOH/AGL Deduction	4,719
ASSESSED VALUE	27,947
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,947
TOTAL JUST VALUE	32,666
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,406

SALE:1:1: LARRY SAID IT IS UNQUALIFIED

LAND:1:1: POOR ACCESS.

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	V	01	100
GRANTOR: KATHERINE MCCARTNEY						
GRANTEE: JAMES MCCARTNEY						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	4.27	AC		1.00	1.00	0.85	9,000.00	7,650.00	32,666							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 4.27 Total Land Value: 32,666 Market: 0 Agricultural: 0 Common: 32,666 PRINTED 06/01/2026 BY SYS