

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

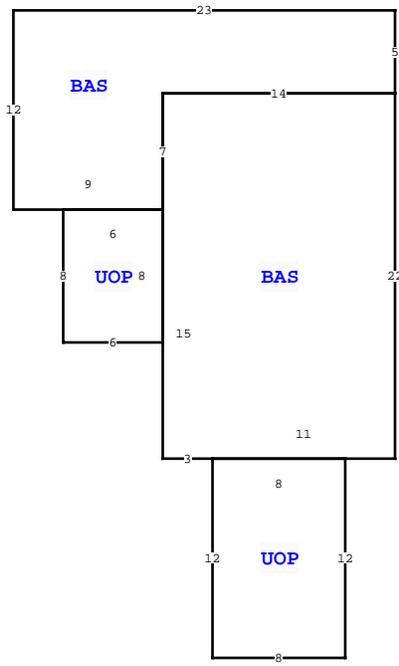
MCCARTNEY SARAH JANE/FONT CHARLEN REBECCA
31 SERENATA CT
PENSACOLA, FL 32506

2026

24-2S-15-00085-001

ELEMENT		CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG.	60
Exterior Wall	12	CEDAR	40
Roof Structure	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	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
Architectural Units	05	CONV	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
BAS	178	100	
BAS	308	100	
UOP	48	20	
UOP	96	20	
TOTALS	630		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	2024		46,551	1990	1990	0	0	35.00	65.00	Heated Area: 486 HX Base Yr	



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				30,258		
TOTAL MARKET OB/XF VALUE				200		
TOTAL LAND VALUE - MARKET				20,430		
TOTAL MARKET VALUE				50,888		
SOH/AGL Deduction				0		
ASSESSED VALUE				50,888		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				50,888		
TOTAL JUST VALUE				50,888		
NCON VALUE				0		
INCOME VALUE				0		
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															
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	0294	SHED WOOD/	0	0	0	0		0.00	100	1973	1973	3	100	200	

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		00	0.00	0.00	1.00	AC		1.00	1.00	0.50	9,000.00	4,500.00	4,500							
2	0000	C	VAC RES	0		A-1	0.00	0.00	3.54	AC		1.00	1.00	0.50	9,000.00	4,500.00	15,930							