(AKA LOT 15 WILSON ACRES UNR): C
SEC, RUN W 1480.99 FT, S 85.25 F
POWELL RD (GRD RD), CONT S 1143.

ENTENZA THOMAS M JR LIVING TRUST
2419 SARAGOSSA AVE
JACKSONVILLE, FL 32217

2025

01-7S-15-01439-615

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

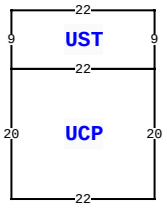
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 1715.0200 1.00/

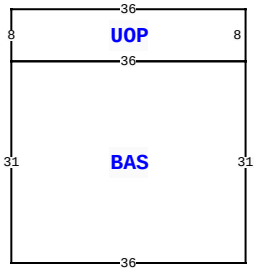
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,116	100		1,116	57,909
UCP	440	20		88	4,566
UOP	288	20		58	3,010
UST	198	45		89	4,618
TOTALS	2,042			1,351	70,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,351	71.2800	79.83	107,850	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 0 Heated Area: 1116 HX Base Yr





432 SW TOMS DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	70,102
TOTAL MARKET OB/XF VALUE	9,840
TOTAL LAND VALUE - MARKET	109,530
TOTAL MARKET VALUE	189,472
SOH/AGL Deduction	39,637
ASSESSED VALUE	149,835
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,835
TOTAL JUST VALUE	189,472
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1109/0187	1/26/2007	WD	Q	I	01	100
GRANTOR: THOMAS M ENTENZA JR						
GRANTEE: THOMAS M ENTENZA JR						
0995/1377	9/18/2003	WD	Q	V		50,000
GRANTOR: WILSON SPRINGS INC						
GRANTEE: THOMAS M ENTENZA JR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N8 W36 S8 E36$ BAS= W36 S31 E36 N31$ PTR= N40 UCP= N20
UST= N9 W22 S9 E22$ W22 S20 E22$ S40$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0	0	20	24	480.00	UT	18.00	18.00	100	2008	2008	3	100	8,640	

LAND DESCRIPTION

TOTAL OB/XF 9,840

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	0132	C	SFR RIVER	0		A-1	0.00	0.00	12.17	AC		1.00	1.00	1.00	9,000.00	9,000.00	109,530							

REVIEW DATE 03/08/2016 BY DF Total Acres: 12.17 Total Land Value: 109,530 Market: 0 Agricultural: 0 Common: 109,530 PRINTED 05/14/2025 BY SYS