

(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

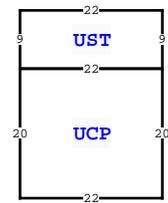
2026

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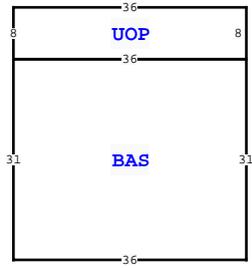


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	01 MINIMUM 100
Interior Floo	07 CORK/VTILE 100
Air Condition	03 CENTRAL 100
Heating Type	02 CONVECTION 100
Bedrooms	2 100
Bathrooms	1 100
Frame	N/A 100
Stories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

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	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1116 HX Base Yr													



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



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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			24,653
ASSESSED VALUE			164,819
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			164,819
TOTAL JUST VALUE			189,472
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			189,472

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	Q	I	01	100
GRANTOR: THOMAS M ENTENZA JR						
GRANTEE: THOMAS M ENTENZA JR						
0995/1377	9/18/2003	WD Q	Q	V		50,000
GRANTOR: WILSON SPRINGS INC						
GRANTEE: THOMAS M ENTENZA JR						

EXTRA FEATURES		432 SW TOMS DR, FORT WHITE														
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	0190	FPLC PF	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	480.00	UT	18.00	18.00	100	2008	2008	3	100	8,640	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/07/2026	MLU

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\$.			

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	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									