BEG NW COR OF SW1/4, RUN E 1322.
COR OF NE1/4 OF SW1/4, RUN E 71.
1045.44 FT TO N R/W CR-250, (GUM

T & K WAGYU LLC
47566 TURKEY TOWN LN
HILLARD, FL 32046

2027

21-3S-17-05551-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5020	IMP AG/BARN	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	21317.00	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

1109 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

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	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	5,000	
2	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	5,000	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,400	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,700	
5	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	24,100
TOTAL LAND VALUE - MARKET	400,680
TOTAL MARKET VALUE	44,744
SOH/AGL Deduction	0
ASSESSED VALUE	44,744
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,744
TOTAL JUST VALUE	424,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,780

SALE:1:1: 32.94 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15361	PUMP/UTPOL	30	04/08/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/49	10/02/2026	WD	Q	I	01	800,000
GRANTOR: PETRICH JOSEPH C REVO						
GRANTEE: T & K WAGYU LLC						
1337/1336	5/04/2017	QC	U	I	11	100
GRANTOR: JOSEPH C PETRICH						
GRANTEE: JOSEPH C PETRICH TR						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 24,100

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	6200	A	PASTURE 3	0		00	0.00	0.00	38.30	AC		1.00	1.00	1.00	280.00	280.00	10,724							
2	5600	A	TIMBER 3	0		00	0.00	0.00	32.74	AC		1.00	1.00	1.00	281.00	281.00	9,200							
3	5910	A	SWAMP/CYPRES	0		00	0.00	0.00	18.00	AC		1.00	1.00	1.00	40.00	40.00	720							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	89.04	AC		1.00	1.00	1.00	4,500.00	4,500.00	400,680							

REVIEW DATE 09/03/2015 BY DF Total Acres: 89.04 Total Land Value: 20,644 Market: 400,680 Agricultural: 20,644 Common: 0 PRINTED 11/16/2026 BY SYS