

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

PETRICH JOSEPH C REVOCABLE LIVING TRUST  
 3513 ST JOHNS AVE  
 JACKSONVILLE, FL 32205

**2026**

21-3S-17-05551-009  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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 / V / RSN SALE PRICE 1337/1336 5/04/2017 QC U I 11 100 GRANTOR: JOSEPH C PETRICH GRANTEE: JOSEPH C PETRICH TR 1337/1333 5/04/2017 QC U I 11 100 GRANTOR: JOSEPH C PETRICH GRANTEE: JOSEPH C PETRICH TR											
TOTALS																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/10/2025 MLU											
EXTRA FEATURES										1109 NE GUM SWAMP RD, LAKE CITY																					
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	0030	BARN,MT	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	5,000																
2	0030	BARN,MT	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	5,000																
3	0040	BARN,POLE	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,400																
4	0040	BARN,POLE	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,700																
5	9946	Well	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000																
6	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																
TOTALS										TOTAL OB/XF 24,100																					
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	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 06/22/2026 BY SYS																															