COMM NE COR OF SW1/4, RUN S 30.8
FOR POB, CONT S 401.35 FT, SW 11
FT TO NE R/W SR-25-A, NW ALONG R

KUKA TRACEY A REVOCABLE INTER VIVOS TRUST DATED JU
20139 BOWMAN RD
SPRING HILL, FL 34610

2025

18-3S-17-05048-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	18317.00 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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	86,260
TOTAL MARKET VALUE	86,260
SOH/AGL Deduction	0
ASSESSED VALUE	86,260
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,260
TOTAL JUST VALUE	86,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1528/667	9/19/2024	WD	U	V	11	100
GRANTOR: KUKA TRACEY A AS SUCC						
GRANTEE: KUKA TRACEY A REVOC						
1395/1152	9/20/2019	WD	Q	V	01	100,000
GRANTOR: MARYLOU FRANCES HALL						
GRANTEE: VINCENT LEE JUKA &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0			0.00	0.00	9.08	AC		1.00	1.00	1.00	9,500.00	9,500.00	86,260							

REVIEW DATE 08/14/2015 BY DF Total Acres: 9.08 Total Land Value: 86,260 Market: 0 Agricultural: 0 Common: 86,260 PRINTED 08/06/2025 BY SYS