

AKA PARCEL "O" AVERY ROBERTS DOU
 UNREC: BEG NE COR, RUN S 1322.86
 COR OF NE1/4 OF NE1/4, W 1335.16

KOTTKE THOMAS L JR/KOTTKE STACY
 40445 EMERALDA ISLAND RD
 LEESBURG, FL 34788-3787

2026

16-3S-17-04955-115



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 Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 4,500 TOTAL LAND VALUE - MARKET 219,200 TOTAL MARKET VALUE 20,024 SOH/AGL Deduction 0 ASSESSED VALUE 20,024 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 20,024 TOTAL JUST VALUE 223,700 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 223,700																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1463/2793</td> <td>4/01/2022</td> <td>LE</td> <td>U</td> <td>I</td> <td>14</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: KOTTKE THOMAS LEO JR</td> </tr> <tr> <td colspan="7">GRANTEE: KOTTKE THOMAS LEO J</td> </tr> <tr> <td>1429/2624</td> <td>11/16/2020</td> <td>QC</td> <td>U</td> <td>I</td> <td>11</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: KOTTKE THOMAS L JR</td> </tr> <tr> <td colspan="7">GRANTEE: KOTTKE THOMAS L JR</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1463/2793	4/01/2022	LE	U	I	14	100	GRANTOR: KOTTKE THOMAS LEO JR							GRANTEE: KOTTKE THOMAS LEO J							1429/2624	11/16/2020	QC	U	I	11	100	GRANTOR: KOTTKE THOMAS L JR							GRANTEE: KOTTKE THOMAS L JR						
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TOTALS																				BLD DATE LGL DATE XF DATE LAND DATE 04/10/2025 MLU INC DATE AG DATE																																																										
EXTRA FEATURES										1648 NE COWHORN 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	0040	BARN, POLE	0	0	30	60			2.50	100	2011	2011	3	100	4,500																																																															
										TOTAL OB/XF 4,500																																																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																						
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	34.00	AC		1.00	1.00	1.00	445.00	445.00	15,130																																																													
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	9.84	AC		1.00	1.00	1.00	40.00	40.00	394																																																													
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	43.84	AC		1.00	1.00	1.00	5,000.00	5,000.00	219,200																																																													
REVIEW DATE 08/12/2015 BY DF Total Acres: 43.84 Total Land Value: 15,524 Market: 219,200 Agricultural: 15,524 Common: 0 PRINTED 06/09/2026 BY SYS																																																																														