

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																																																								
																				<b>VALUATION BY</b> Tax Group: 1 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 4,500 <b>TOTAL LAND VALUE - MARKET</b> 219,200 <b>TOTAL MARKET VALUE</b> 20,024 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 20,024 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 20,024 <b>TOTAL JUST VALUE</b> 223,700 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 223,700																																																										
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																																																										
																				<b>SALES DATA</b> <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 U</td> <td>I</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 U</td> <td>I</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	I	14	100	GRANTOR: KOTTKE THOMAS LEO JR							GRANTEE: KOTTKE THOMAS LEO J							1429/2624	11/16/2020	QC U	I	I	11	100	GRANTOR: KOTTKE THOMAS L JR							GRANTEE: KOTTKE THOMAS L JR						
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<b>TOTALS</b> <b>EXTRA FEATURES</b> 1648 NE COWHORN RD, LAKE CITY BLD DATE      LGL DATE XF DATE      LAND DATE 04/10/2025 MLU INC DATE      AG DATE																																																																														
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	1,800.00	UT	2.50	2.50	100	2011	2011	3	100	4,500																																																																
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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																																																													
<b>REVIEW DATE</b> 08/12/2015 <b>BY</b> DF    Total Acres: 43.84    Total Land Value: 15,524    Market: 219,200    Agricultural: 15,524    Common: 0 <b>PRINTED 03/24/2026 BY SYS</b>																																																																														