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

2027

16-3S-17-04955-115

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	16317.00	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

1648 NE COWHORN RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
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

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						

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
1	0040	BARN,POLE	0	0	30	60	1,800.00	UT	2.50	2.50	100	2011	2011	3	100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	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 11/17/2026 BY SYS