BEG NE COR OF SW1/4, RUN S 30.88 FT TO NE R/W SR-25A, NW ALONG R/ 1191.64 FT, E 685.83 FT, S 333.5

KUKA TRACEY REVOCABLE INTER VIVOS TRUST DATED JULY
20139 BOWMAN ROAD
SPRING HILL, FL 34610

2026

18-3S-17-05048-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
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

1659 NW COUNTY ROAD 25A , LAKE CITY

BLD DATE		LGL DATE	05/18/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,550
TOTAL LAND VALUE - MARKET	149,875
TOTAL MARKET VALUE	163,425
SOH/AGL Deduction	0
ASSESSED VALUE	163,425
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,425
TOTAL JUST VALUE	163,425
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,800

XFOB:1:1: CIBE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/669	9/19/2024	WD	U	I	11	100
GRANTOR: KUKA TRACEY A AS SUCC						
GRANTEE: KUKA TRACEY REVOCAB						
1395/1724	9/20/2019	WD	Q	I	01	100,000
GRANTOR: MICHAEL ANTHONY HALL						
GRANTEE: VINCENT LEE KUKA &						

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	36	50	1,800.00	UT	2.50	2.50	50	2011	2011	3	50	2,250	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 13,550

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	9901	C	AC/XFOB	0		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	9901	C	AC/XFOB	0		RSF-1	0.00	0.00	26.25	AC		1.00	1.00	1.00	5,500.00	5,500.00	144,375							

REVIEW DATE 08/18/2015 BY DF Total Acres: 27.25 Total Land Value: 149,875 Market: 0 Agricultural: 0 Common: 149,875 PRINTED 06/22/2026 BY SYS