

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

2026

18-3S-17-05048-009


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				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											
DOR CODE		0000 VACANT																		PERMIT NUM DESCRIPTION AMT ISSUED 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 &											
MAP NUM		18317.00 1.00/																		BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
NEIGHBORHOOD/LOC																				BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES																															
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															
LAND DESCRIPTION										TOTAL OB/XF										0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/08/2026 BY SYS																															