

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											
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 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																															
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																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
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															
																	TOTAL OB/XF 0														
LAND DESCRIPTION																	TOTAL OB/XF														
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 06/22/2026 BY SYS																															

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 &						

BUILDING NOTES

BUILDING DIMENSIONS