SECURITIES & EXCHANGE COMMISSION Washington, D.C. 20549

SCHEDULE 13G
Under the Securities Exchange Act of 1934
(Amendment No.__)*

Consolidated-Tomoka Land Co. (Name of Issuer)

Common Stock, \$1.00 Par Value (Title of Class of Securities)

210226106 (CUSIP Number)

July 17, 2019

(Date of Event Which Requires Filing of this Statement)

Check the appropriate box to designate the rule pursuant to which this Schedule 13G is filed:

	13d-1(c) 13d-1(d)						
		Page	1	of	15	Pages)

[] Rule 13d-1(b)

*The remainder of this cover page shall be filled out for a reporting person's initial filing on this form with respect to the subject class of securities, and for any subsequent amendment containing information which would alter the disclosures provided in a prior cover page.

The information required in the remainder of this cover page shall not be deemed to be "filed" for purposes of Section 31 of the Securities Exchange Act of 1934 ("Act") or otherwise subject to the liabilities of that section of the Act but shall be subject to all other provisions of the Act (however, see the Notes).

CUSIP No. 21	.0226106	13G	Page 2 of	15 Pages
(1)		RTING PERSONS V3 Realty F		
(2)		ROPRIATE BOX IF		(a) [] (b) [X]
(3)	SEC USE ONLY			
(4)		R PLACE OF ORGAI		
NUMBER OF	(5) SOLE	VOTING POWER		
SHARES				
BENEFICIALLY	(6) SHAREI	D VOTING POWER	46,764	
OWNED BY				
EACH	(7) SOLE I	DISPOSITIVE POW	ER -0-	
REPORTING				
PERSON WITH	(8) SHAREI	D DISPOSITIVE PO	OWER 46,764	
(9)	AGGREGATE AMO	OUNT BENEFICIALI RTING PERSON	LY OWNED	

(10)	CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES []
(11)	PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9) 0.9%
(12)	TYPE OF REPORTING PERSON PN

(1)	NAMES OF REPORTING PERSONS V3 Realty Partn	ers (a), L.P.
(2)	CHECK THE APPROPRIATE BOX IF A ME	(a) [] (b) [X]
(3)	SEC USE ONLY	
		ION Delaware
	(5) SOLE VOTING POWER	-0-
BENEFICIALLY	Y (6) SHARED VOTING POWER	88,498
OWNED BY EACH	(7) SOLE DISPOSITIVE POWER	-0-
REPORTING		
PERSON WITH	(8) SHARED DISPOSITIVE POWER	88,498
(9)	AGGREGATE AMOUNT BENEFICIALLY OW BY EACH REPORTING PERSON	NED 88,498
(10)	CHECK BOX IF THE AGGREGATE AMOUN IN ROW (9) EXCLUDES CERTAIN SHAR	
(11)	PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9)	1.8%
	TYPE OF REPORTING PERSON	PN

13G Page 3 of 15 Pages

CUSIP No. 210226106

(1)	NAMES OF REPORTING PERSONS Tigris Realty Pa	artners, L.P.
(2)	CHECK THE APPROPRIATE BOX IF A MEM	BER OF A GROUP (a) [] (b) [X
(3)	SEC USE ONLY	
(4)	CITIZENSHIP OR PLACE OF ORGANIZATI	ION Delaware
NUMBER OF	(5) SOLE VOTING POWER	
SHARES		-0-
BENEFICIALL	(6) SHARED VOTING POWER	70.007
OWNED BY		70,387
EACH	(7) SOLE DISPOSITIVE POWER	
REPORTING		-0-
PERSON WITH	(8) SHARED DISPOSITIVE POWER	70,387
(9)	AGGREGATE AMOUNT BENEFICIALLY OWN BY EACH REPORTING PERSON	70,387
(10)	CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARE	: : :S []
(11)	PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9)	1.4%
	TYPE OF REPORTING PERSON	PN
CUSIP No. 2	10226106 13G	Page 5 of 15 Pages
(1)	NAMES OF REPORTING PERSONS	
	V3 Trading Vehic	cle, L.P.
(2)	CHECK THE APPROPRIATE BOX IF A MEM	MBER OF A GROUP (a) [(b) [X]
(3)	SEC USE ONLY	
(4)	CITIZENSHIP OR PLACE OF ORGANIZATI Ca	ayman Islands
NUMBER OF	(5) SOLE VOTING POWER	_
SHARES		-0-
BENEFICIALL	(6) SHARED VOTING POWER	43,851
OWNED BY		
EACH	(7) SOLE DISPOSITIVE POWER	- 0 -
REPORTING PERSON WITH	(8) SHARED DISPOSITIVE POWER	
		43,851

(9)	AGGREGATE AMOUNT BENEFICIALLY OWNER BY EACH REPORTING PERSON	43,851	
(10)	CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES]]
(11)	PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9)	0.9%	
 (12)	TYPE OF REPORTING PERSON	PN	

(1) NAMES OF REPORTING PERSONS V3 Capital Advisors, LLC (2) CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP (a) [] (b) [X] (3) SEC USE ONLY (4) CITIZENSHIP OR PLACE OF ORGANIZATION Delaware NUMBER OF (5) SOLE VOTING POWER SHARES BENEFICIALLY (6) SHARED VOTING POWER 90,615 WNED BY EACH (7) SOLE DISPOSITIVE POWER PERSON WITH (8) SHARED DISPOSITIVE POWER 90,615 (9) AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON 90,615 (10) CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES [] (11) PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9) 1.8% (12) TYPE OF REPORTING PERSON			
(a) [] (b) [X] (3) SEC USE ONLY (4) CITIZENSHIP OR PLACE OF ORGANIZATION Delaware NUMBER OF (5) SOLE VOTING POWER SHARES BENEFICIALLY (6) SHARED VOTING POWER OWNED BY EACH (7) SOLE DISPOSITIVE POWER REPORTING PERSON WITH (8) SHARED DISPOSITIVE POWER 90,615 (9) AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON 90,615 (10) CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES [] (11) PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9) 1.8%	(1)		
(3) SEC USE ONLY (4) CITIZENSHIP OR PLACE OF ORGANIZATION Delaware NUMBER OF (5) SOLE VOTING POWER SHARES BENEFICIALLY (6) SHARED VOTING POWER OWNED BY EACH (7) SOLE DISPOSITIVE POWER REPORTING PERSON WITH (8) SHARED DISPOSITIVE POWER 90,615 (9) AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON 90,615 (10) CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES [] (11) PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9) 1.8% (12) TYPE OF REPORTING PERSON	(2)	(a) [(b) [
(4) CITIZENSHIP OR PLACE OF ORGANIZATION Delaware NUMBER OF (5) SOLE VOTING POWER SHARES BENEFICIALLY (6) SHARED VOTING POWER OWNED BY EACH (7) SOLE DISPOSITIVE POWER REPORTING PERSON WITH (8) SHARED DISPOSITIVE POWER (9) AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON 90,615 (10) CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES [] (11) PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9) 1.8% (12) TYPE OF REPORTING PERSON	(3)	SEC USE ONLY	
NUMBER OF (5) SOLE VOTING POWER SHARES BENEFICIALLY (6) SHARED VOTING POWER 90,615 OWNED BY EACH (7) SOLE DISPOSITIVE POWER REPORTING PERSON WITH (8) SHARED DISPOSITIVE POWER 90,615 (9) AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON 90,615 (10) CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES [] (11) PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9) 1.8%	(4)	CITIZENSHIP OR PLACE OF ORGANIZATION Delaware	
OWNED BY EACH (7) SOLE DISPOSITIVE POWER REPORTING PERSON WITH (8) SHARED DISPOSITIVE POWER 90,615 (9) AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON 90,615 (10) CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES [] (11) PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9) 1.8%		(5) SOLE VOTING POWER -0-	
REPORTING PERSON WITH (8) SHARED DISPOSITIVE POWER 90,615 (9) AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON 90,615 (10) CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES [] (11) PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9) 1.8% (12) TYPE OF REPORTING PERSON		90,615	
90,615 (9) AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON 90,615 (10) CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES [] (11) PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9) 1.8% (12) TYPE OF REPORTING PERSON		-0-	
(9) AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON 90,615 (10) CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES [] (11) PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9) 1.8% (12) TYPE OF REPORTING PERSON	PERSON WITH	90,615	
(10) CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES [] (11) PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9) 1.8% (12) TYPE OF REPORTING PERSON	(9)	AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON 90,615	
BY AMOUNT IN ROW (9) 1.8% (12) TYPE OF REPORTING PERSON	(10)	CHECK BOX IF THE AGGREGATE AMOUNT	
(12) TYPE OF REPORTING PERSON	(11)	BY AMOUNT IN ROW (9) 1.8%	
	(12)	TYPE OF REPORTING PERSON 00	

(1)	NAMES OF REPORTING PERSONS V3 Capital Advisor	s (a), LLC
(2)	CHECK THE APPROPRIATE BOX IF A MEMBE	R OF A GROUP (a) [(b) [X
(3)	SEC USE ONLY	
(4)	CITIZENSHIP OR PLACE OF ORGANIZATION Del	I aware
NUMBER OF SHARES	(5) SOLE VOTING POWER	-0-
BENEFICIALLY	(6) SHARED VOTING POWER	158,885
OWNED BY		
EACH	(7) SOLE DISPOSITIVE POWER	-0-
REPORTING		
PERSON WITH	(8) SHARED DISPOSITIVE POWER	158,885
(9)	AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON	158,885
(10)	CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES	[]
(11)	PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9)	3.2%
(12)	TYPE OF REPORTING PERSON	

5.1%

PN

BY AMOUNT IN ROW (9)

(12) TYPE OF REPORTING PERSON

(12) TYPE OF REPORTING PERSON

5.1%

- Item 1(a). Name of Issuer:
- The name of the issuer is Consolidated-Tomoka Land Co. (the "Company").
- Item 1(b). Address of Issuer's Principal Executive Offices:
 1140 N. Williamson Blvd., Suite 140
 Daytona Beach, FL 32114

- Item 2(a). Name of Person Filing:
 This statement is filed by:
- (i) V3 Realty Partners, L.P., a Delaware limited partnership ("V3RP"), with respect to shares of Common Stock (as defined in item 2(d) below) directly owned by it;
- (ii) V3 Realty Partners (a), L.P., a Delaware limited partnership ("V3RP(a)"), with respect to shares of Common Stock directly owned by it;
- (iii) Tigris Realty Partners, L.P., a Delaware limited partnership ("Tigris"), with respect to shares of Common Stock directly owned by it;
- (iv) V3 Trading Vehicle, L.P., a Cayman Islands exempted limited partnership ("V3TV" and together with V3RP, V3RP(a) and Tigris, the "Partnerships"), with respect to shares of Common Stock directly owned by it;
- (v) V3 Capital Advisors, LLC, a Delaware limited liability company (the "General Partner"), which serves as the general partner of V3RP and V3TV, with respect to shares of Common Stock directly owned by V3RP and V3TV;
- (vi) V3 Capital Advisors (a), LLC, a Delaware limited liability company (the "V3(a) General Partner"), which serves as the general partner of V3RP(a) and Tigris, with respect to shares of Common Stock directly owned by V3RP(a) and Tigris;
- (vii) V3 Capital Management, L.P., a Delaware limited partnership (the "Investment Manager"), which serves as the investment manager to the Partnerships, with respect to shares of Common Stock directly owned by each of the Partnerships;
- (viii) Mr. Charles Fitzgerald ("Mr. Fitzgerald"), who serves as the managing member of the General Partner, the V3(a) General Partner and V3 Capital GP, LLC, the general partner of the Investment Manager, with respect to shares of Common Stock directly owned by the Partnerships.

 The Partnerships, the General Partner, the V3(a) General Partner, the Investment Manager and Mr. Fitzgerald are hereinafter sometimes collectively referred to as the "Reporting Persons."

 The filing of this statement should not be construed as an admission that any of the Reporting Persons is, for the purposes of Section 13 of the Act,

the beneficial owner of the Common Stock reported herein.

Address of Principal Business Office or, if None, Residence: Item 2(b). The address of the business office of each of the Reporting Persons is 477 Madison Ave, New York, NY 10022.

Item 2(c) Citizenship:

V3 Realty Partners, L.P., V3 Realty Partners (a), L.P., Tigris Realty Partners, L.P., the Managing Member, the General Partner, the V3(a) General Partner and the Investment Manager are each organized under the laws of the State of Delaware.

V3 Trading Vehicle, L.P. is organized under the laws of the Cayman Islands. Mr. Fitzgerald is a citizen of the United States of America.

Item 2(d). Title of Class of Securities:

Common Stock, \$1.00 Par Value (the "Common Stock")

Item 2(e). CUSIP Number:

210226106

- Item 3. If this statement is filed pursuant to Rules 13d-1(b), OR 13d-2(b) OR (c), check whether the person filing is a:
- (a) [] Broker or dealer registered under Section 15 of the Act; (b) [] Bank as defined in Section 3(a)(6) of the Act;
- Bank as defined in Section 3(a)(6) of the Act;
-] Insurance company as defined in Section 3(a)(19) of the Act; (c) [
-] Investment company registered under Section 8 of the Investment (d) [Company Act of 1940;
- (e) [] An investment adviser in accordance with Rule 13d-1(b)(1)(ii)(E);(f) [] An employee benefit plan or endowment fund in accordance with
- Rule 13d-1(b)(1)(ii)(F);
- (g) [] A parent holding company or control person in accordance with Rule 13d-1(b)(1)(ii)(G);
- (h) [] A savings association as defined in Section 3(b) of the Federal Deposit Insurance Act;
- (i) [] A church plan that is excluded from the definition of an investment company
- under Section 3(c)(14) of the Investment Company Act;
- (j) [] A non-U.S. institution in accordance with Rule 13d-1(b)(1)(ii)(J);
 (k) [] Group in accordance with Rule 13d-1(b)(1)(ii)(Y)
- $\bar{1}$ Group, in accordance with Rule 13d-1(b)(1)(ii)(K). (k) [
- If filing as a non-U.S. institution in accordance with Rule 13d-1(b)(1)
- (ii)(J), please specify the type of institution:

Item 4. Ownership.

The information required by Items 4(a) - (c) is set forth in Rows 5 - 11 of the cover page for each Reporting Person hereto and is incorporated herein by reference for each such Reporting Person. The percentages set forth in Row (11) of the cover page for each Reporting Person are based on the 4,926,397 shares of Common Stock outstanding as of June 30, 2019, as reported in Exhibit 99.1 attached to the Company's Current Report on Form 8K filed with the Securities and Exchange Commission on July 17, 2019.

Item 5. Ownership of Five Percent or Less of a Class.

Not applicable.

Item 6. Ownership of More than Five Percent on Behalf of Another Person.

Not applicable.

Item 7. Identification and Classification of the Subsidiary Which Acquired the Security Being Reported on by the Parent Holding Company.

Not applicable.

Item 8. Identification and Classification of Members of the Group.

Not applicable.

Item 9. Notice of Dissolution of Group.

Not applicable.

Item 10. Certification.

Each of the Reporting Persons hereby makes the following certification: By signing below each Reporting Person certifies that, to the best of its or his knowledge and belief, the securities referred to above were not acquired and are not held for the purpose of or with the effect of changing or influencing the control of the issuer of the securities and were not acquired and are not held in connection with or as a participant in any transaction having that purpose or effect.

After reasonable inquiry and to the best of its or his knowledge and belief, each of the undersigned certifies that the information set forth in this statement is true, complete and correct.

DATED: July 26, 2019

/s/ Charles Fitzgerald

Charles Fitzgerald Individually;

And as managing member of:

(I) V3 Capital Advisors, LLC,

for itself and as general partner of:

- (A) V3 Realty Partners, L.P.; and (B) V3 Trading Vehicle, L.P.
- (II) V3 Capital GP, LLC, as general partner of V3 Capital Management, L.P.
- (III) V3 Capital Advisors (a), LLC,
- for itself and as general partner of:
 - (A) V3 Realty Partners (a), L.P.
 - (B) Tigris Realty Partners, L.P.

Exhibit 1. JOINT ACQUISITION STATEMENT PURSUANT TO RULE 13d-1(k)

The undersigned acknowledge and agree that the foregoing statement on Schedule 13G is filed on behalf of each of the undersigned and that all subsequent amendments to this statement on Schedule 13G, shall be filed on behalf of each of the undersigned without the necessity of filing additional joint acquisition statements. The undersigned acknowledge that each shall be responsible for the timely filing of such amendments, and for the completeness and accuracy of the information concerning him or it contained therein, but shall not be responsible for the completeness and accuracy of the information concerning the others, except to the extent that he or it knows or has reason to believe that such information is inaccurate.

DATED: July 26, 2019

/s/ Charles Fitzgerald

Charles Fitzgerald Individually;

And as managing member of:

(I) V3 Capital Advisors, LLC,

for itself and as general partner of:

- (A) V3 Realty Partners, L.P.; and (B) V3 Trading Vehicle, L.P.
- (II) V3 Capital GP, LLC, as general partner of V3 Capital Management, L.P.
- (III) V3 Capital Advisors (a), LLC,

for itself and as general partner of:

- (A) V3 Realty Partners (a), L.P.
- (B) Tigris Realty Partners, L.P.