

UNITED STATES SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 10-KA

X ANNUAL REPORT PURSUANT TO SECTION 13 OR 15 (d) OF
----- THE SECURITIES EXCHANGE ACT OF 1934
For the fiscal year ended December 31, 1994

----- TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF
THE SECURITIES EXCHANGE ACT OF 1934 (NO FEE REQUIRED)
For the transition period from ___ to ___

Commission File Number 0-5556

CONSOLIDATED-TOMOKA LAND CO.
(Exact name of registrant as specified in its charter)

FLORIDA 59-0483700

(State or other jurisdiction of (I.R.S. Employer
incorporation or organization) Identification No.)

149 South Ridgewood Avenue 32114
Daytona Beach, Florida

(Address of principal executive offices) (Zip Code)

Registrant's telephone Number, including area code
(904) 255-7558

SECURITIES REGISTERED PURSUANT TO SECTION 12(b) OF THE
SECURITIES EXCHANGE ACT OF 1934:

Title of each class -----	Name of each exchange on which registered -----
COMMON STOCK, \$1 PAR VALUE	AMERICAN STOCK EXCHANGE

SECURITIES REGISTERED UNDER SECTION 12(g) OF THE ACT:

NONE
(Title of Class)

Indicate by check mark whether the registrant (1) has filed all reports
required to be filed by Section 13 or 15(d) of the Securities Exchange Act of
1934 during the preceding 12 months (or for such shorter period that the
registrant was required to file such reports), and (2) has been subject to such
filing requirements for the past 90 days. YES X NO

Indicate by check mark if disclosure of delinquent filers pursuant to Item 405
of Regulation S-K is not contained herein, and will not be contained, to the
best of registrant's knowledge, in definitive proxy or information statements
incorporated by reference in Part III of this Form 10-K or any amendment to
this Form 10-K. _____

The aggregate market value of the voting stock held by non-affiliates of the
Registrant at March 15, 1995 was approximately \$15,608,241.

The number of shares of the Registrant's Common Stock outstanding on March 15,
1995 was 6,261,272.

Portions of the 1994 Annual Report to Stockholders of Registrant are
incorporated by reference in Part II of this report. Portions of the Proxy
Statement of Registrant dated March 31, 1995 are incorporated by reference in
Part III of this report.

EXHIBIT INDEX

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(27) Financial Data Schedule

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SIGNATURES

Pursuant to the requirements of Section 13 or 15 (d) of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

CONSOLIDATED-TOMOKA LAND CO.
(Registrant)

4/26/95 By /s/ Bob D. Allen

Bob D. Allen, President and
Chief Executive Officer

Pursuant to the requirements of the Securities Act of 1934, this report is signed below by the following persons on behalf of the Registrant in the capacities and on the dates indicated.

4/26/95 Chairman of the Board and Director /s/ David D. Peterson

David D. Peterson

4/26/95 President, Chief Executive Officer (Principal Executive Officer), and Director /s/ Bob D. Allen

Bob D. Allen

4/26/95 Senior Vice President-Finance Treasurer (Principal Financial and Accounting Officer), Director /s/ Bruce W. Teeters

Bruce W. Teeters

4/26/95 Director /s/ John C. Adams, Jr.

John C. Adams, Jr.

4/26/95 Director /s/ Robert F. Lloyd

Robert F. Lloyd

THE SCHEDULE CONTAINS SUMMARY FINANCIAL INFORMATION EXTRACTED FROM CONSOLIDATED-TOMOKA LAND CO.'S 1994 ANNUAL REPORT AND IS QUALIFIED IN ITS ENTIRETY BY REFERENCE TO SUCH FINANCIAL STATEMENTS.

YEAR	
	DEC-31-1994
	JAN-01-1994
	DEC-31-1994
	503,545
	1,290,955
	11,100,188
	0
	19,722,367
	0
	40,625,924
	12,963,272
	61,535,415
	0
	0
	6,261,272
	0
	0
	24,768,820
61,535,415	
	26,102,744
	28,726,191
	10,001,845
	4,977,642
	1,560,395
	0
	1,917,447
	10,268,862
	3,778,461
	6,490,401
	(135,611)
	0
	0
	6,354,790
	1.01
	1.01