SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

Form 10-Q

X QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d)
OF THE SECURITIES EXCHANGE ACT OF 1934

For the quarterly period ended September 30, 1998

___ TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d)
OF THE SECURITIES EXCHANGE ACT OF 1934
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 incorporation or organization)	(I.R.S. Employer Identification No.)
149 South Ridgewood Avenue Daytona Beach, Florida	32114
(Address of principal executive offices)	(Zip Code)

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

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 and (2) has been subject to such filing requirements for the past 90 days.

Yes X No ___

Indicate the number of shares outstanding of each of the issuer's classes of common stock, as of the latest practicable date.

Class of Common Stock	Outstanding November 1, 1998
$1.00 par value	6,371,833

CONSOLIDATED-TOMOKA LAND CO.

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PART I -- FINANCIAL INFORMATION

CONSOLIDATED-TOMOKA LAND CO.
CONSOLIDATED CONDENSED BALANCE SHEETS

	(Unaudited) September 30, 1998	December 31, 1997
ASSETS		
Cash	$ 136,317	$ 9,387,433
Investment Securities	1,185,710	1,026,679
Notes Receivable	10,104,836	10,018,350
Accounts Receivable	1,833,257	1,824,973
Inventories	778,631	921,454
Cost of Fruit on Trees	3,245,588	2,786,501
Real Estate Held for Development and Sale	14,280,762	13,819,068
Net Investment in Direct Financing Lease	563,532	625,256
Prepaid Income Taxes	735,294	--
Deferred Income Taxes	335,530	335,530
Other Assets	704,457	597,761
Property, Plant, and Equipment - Net	18,579,739	16,891,137
TOTAL ASSETS	$52,483,653	$58,234,142
LIABILITIES		
Accounts Payable	$ 519,627	$ 919,241
Notes Payable	12,543,782	13,497,523
Accrued Liabilities	5,447,617	3,853,403
Income Taxes Payable	--	2,109,528
TOTAL LIABILITIES	18,511,026	20,379,695
SHAREHOLDERS' EQUITY		
Common Stock	6,371,833	6,371,833
Additional Paid-in Capital	3,793,066	3,793,066
Retained Earnings	23,807,728	27,689,548
TOTAL SHAREHOLDERS' EQUITY	33,972,627	37,854,447
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	$52,483,653	$58,234,142

See Accompanying Notes to Consolidated Condensed Financial Statements.

CONSOLIDATED-TOMOKA LAND CO.
CONSOLIDATED CONDENSED STATEMENTS OF INCOME AND RETAINED EARNINGS

	(Unaudited) Three Months Ended		(Unaudited) Nine Months Ended	
	September 30, 1998	September 30, 1997	September 30, 1998	September 30, 1997
INCOME:				
Citrus Operations:				
Sales of Fruit and Other Income	$ 3,729	$ 77,896	$ 7,551,787	$ 6,314,689
Production and Selling Expenses	(497,136)	(535,438)	(6,671,515)	(5,641,941)
	(493,407)	(457,542)	880,272	672,748
Real Estate Operations:				
Sales and Other Income	$ 1,515,308	1,242,735	4,425,028	3,566,329
Costs and Other Expenses	(792,639)	(805,745)	(3,075,964)	(2,348,168)
	722,669	436,990	1,349,064	1,218,161
Profit On Sales of Undeveloped Real Estate Interests	10,385	1,700	124,723	19,700
Interest and Other Income	242,622	274,415	578,553	1,104,955
GENERAL AND ADMINISTRATIVE EXPENSES	(598,144)	(1,032,553)	(2,127,894)	(2,696,723)
INCOME(LOSS)BEFORE MINORITY INTEREST IN PARTNERSHIP	(115,875)	(776,990)	804,718	318,841
MINORITY INTEREST IN PARTNERSHIP	1,717	11,868	105,128	27,754
INCOME (LOSS) BEFORE INCOME TAXES	(114,158)	(765,122)	909,846	346,595
INCOME TAXES	41,473	251,868	(331,382)	(117,531)
NET INCOME (LOSS)	(72,685)	(513,254)	578,464	229,064
RETAINED EARNINGS, Beginning of Period	26,110,555	26,611,944	27,689,548	27,748,008
DIVIDENDS	(2,230,142)	(2,191,445)	(4,460,284)	(4,069,827)
RETAINED EARNINGS, End of Period	$23,807,728	$23,907,245	$23,807,728	$23,907,245
PER SHARE INFORMATION:				
Average Shares Outstanding	6,371,833	6,265,040	6,371,833	6,262,542
Net Income (Loss) Per share:				
Basic	$(.01)	$(.08)	$.09	$.04
Diluted	$(.01)	$(.08)	$.09	$.04
DIVIDENDS PER SHARE	$ .35	$ .35	$.70	$.65

See Accompanying Notes to Consolidated Condensed Financial Statements.

CONSOLIDATED-TOMOKA LAND CO.
CONSOLIDATED CONDENSED STATEMENTS OF CASH FLOWS

	(Unaudited) Nine Months Ended	
	September 30, 1998	September 30, 1997
CASH FLOW FROM OPERATING ACTIVITIES:		
CASH RECEIVED FROM:		
Citrus Sales and Other Income	$ 7,861,724	$ 7,552,199
Real Estate Sales and Other Income	4,086,378	3,612,620
Sales of Undeveloped Real Estate Interest	124,723	19,700
Interest and Other Income	549,810	1,322,484
Total Cash Received from Operating Activities	12,622,635	12,507,003
CASH EXPENDED FOR:		
Citrus Production and Selling Expenses	6,815,106	6,576,475
Real Estate Costs and Expenses	2,713,969	974,881
General and Administrative Expenses	549,732	1,762,548
Interest	822,442	979,650
Income Taxes	3,176,203	1,765,000
Total Cash Expended for Operating Activities	14,077,452	12,058,554
Net Cash Provided by (Used In) Operating Activities	(1,454,817)	448,449
CASH FLOW FROM INVESTING ACTIVITIES:		
Acquisition of Property, Plant, and Equipment	(4,567,835)	(410,428)
Net (Increase) Decrease in Investment Securities	(159,031)	395,338
Direct Financing Lease	61,724	63,896
Proceeds from Sale of Property, Plant, and Equipment	2,282,868	2,258,931
Net Cash Provided (Used In) Investing Activities	(2,382,274)	2,307,737
CASH FLOW FROM FINANCING ACTIVITIES:		
Proceeds From Notes Payable	2,257,000	3,600,000
Payments on Notes Payable	(3,210,741)	(3,879,590)
Dividends Paid	(4,460,284)	(4,069,827)
Net Cash Used in Financing Activities	(5,414,025)	(4,349,417)
NET DECREASE IN CASH & CASH EQUIVALENTS	(9,251,116)	(1,593,231)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	9,387,433	1,760,835
CASH AND CASH EQUIVALENTS AT END OF PERIOD	$ 136,317	$ 167,604

See Accompanying Notes to Consolidated Condensed Financial Statements.

NOTES TO CONSOLIDATED CONDENSED FINANCIAL STATEMENTS

1. Principles of Interim Statements. The following unaudited consolidated condensed financial statements have been prepared pursuant to the rules and regulations of the Securities and Exchange Commission. Certain information and note disclosures which are normally included in annual financial statements prepared in accordance with generally accepted accounting principles have been condensed or omitted pursuant to those rules and regulations. The consolidated condensed financial statements reflect all adjustments which are, in the opinion of the management, necessary to present fairly the Company's financial position and the results of operations for the interim periods. The consolidated condensed format is designed to be read in conjunction with the last annual report. For further information refer to the consolidated financial statements and the notes thereto included in the Company's Annual Report on Form 10-K for the year ended December 31, 1997.

   The consolidated condensed financial statements include the accounts of the Company and its wholly owned subsidiaries. Intercompany balances and transactions have been eliminated in consolidation.

2. Seasonal Operations. The Company's citrus operations involve a single crop agricultural commodity and are seasonal in nature. To a lesser extent, real estate operations including forestry and golf activities, are seasonal in nature. Accordingly, results for the nine months ended September 30, 1998 and 1997 are not necessarily indicative of results to be expected for the full year. Results of operations for the twelve months ended September 30, 1998 and 1997 are summarized as follows (in thousands):

	Twelve Months Ended September 30,			
	1998		1997	
	Revenues	Income	Revenues	Income
Citrus Operations	$10,682	$ 1,300	$10,341	$ 1,686
Real Estate Operations	6,270	2,134	6,693	2,939
General Corporate & Other	8,673	3,387	6,625	3,009
Total Revenues	$25,625		$23,659	
Income Before Income Taxes		6,821		7,634
Income Taxes		(2,460)		(2,937)
Net Income		$ 4,361		$ 4,697

3. Common Stock and Earnings Per Common Share. Effective December 15, 1997 the Company adopted Statement of Financial Accounting Standards ("SFAS") No. 128 "Earnings Per Share." SAFS No. 128 requires companies to present basic earnings per share ("EPS") and diluted EPS, instead of primary and fully diluted EPS previously required. This accounting change had no material effect on previously reported EPS data for the third quarter and first nine months in 1997.

	Three Months Ended		Nine Months Ended	
	Sept. 30, 1998	Sept. 30, 1997	Sept. 30, 1998	Sept.30, 1997
Income Available to Common Shareholders	(72,685)	(513,254)	578,464	229,064
Weighted Average Shares Outstanding	6,371,833	6,265,040	6,371,833	6,262,542
Common Shares Applicable to Stock Options Using the Treasury Stock Method	7,662	60,038	16,003	46,706
Total Shares Applicable to Diluted Earnings Per Share	6,379,495	6,325,078	6,387,836	6,309,248
Basic Earnings Per Share	($0.01)	($0.08)	$0.09	$0.04
Diluted Earnings Per Share	($0.01)	($0.08)	$0.09	$0.04

Basic earnings per common share were computed by dividing net income by the weighted average number of shares of common stock outstanding during the year. Diluted earnings per common share were determined based on the assumption of the conversion of stock options at the beginning of each period using the treasury stock method at average cost for the periods.

4. Comprehensive Income. During the first quarter of 1998, the Company adopted SFAS 130, "Reporting Comprehensive Income" which had no effect on the accompanying consolidated statements of net income.

5. Notes Payable. Notes payable consist of the following:

	September 30, 1998	
	Total	Due Within One Year
Consolidated-Tomoka Land Co.		
$ 7,000,000 Line of Credit	$ 1,807,000	$ 1,807,000
Mortgages Payable	10,180,339	212,247
Industrial Revenue Bonds	556,443	81,166
	12,543,782	2,100,413

Notes Payable include $1,200,000 owed by Indigo Group Ltd. ("IG LTD."), a 100% owned limited partnership in the real estate business.

Payments applicable to reduction of principal amounts will be required as follows:

Year Ending Sept. 30,	
1999	$ 2,100,413
2000	401,016
2001	436,728
2002	8,241,546
2003	121,410
Thereafter	1,242,669
	$12,543,782

In the first nine months of 1998 interest totaled $822,442 of which $563,244 was capitalized to land held for development and sale. Total interest for the nine months ended September 30, 1997 was $1,112,805, of which $133,153 was capitalized to land held for development and sale.

MANAGEMENT'S DISCUSSION AND ANALYSIS

The Management's Discussion and Analysis is designed to be read in conjunction with the financial statements and Management's Discussion and Analysis in the last annual report.

RESULTS OF OPERATIONS

Citrus Operation

Losses were posted from citrus operations for both the third period ended September 30, 1998 and 1997 as harvesting of the crop was completed in the late spring. A loss of $493,407 was realized for the three month period of 1998, representing an 8% increase over 1997's loss of $457,542. The higher loss can be attributed to higher repair and maintenance costs, along with the fact that no fruit was harvested during the period for 1998 while approximately 7,000 boxes were sold in 1997 as the season got off to an earlier start.

For the nine months year-to-date net income from citrus operations totaled $880,272, a 31% increase over 1997's nine month profit of $672,748. The gain in profits was realized on a 20% increase in revenues resulting from a 28% rise in fruit harvested and sold during the period. A total of 903,000 boxes were harvested and sold during 1998 compared to 703,000 one year earlier. This gain was partially offset by an overall 7% reduction in average fruit prices, primarily attributable to fresh fruit pricing. Production and selling expenses rose 18% as a result of the increased fruit volume; although, this was partially offset by increased handling credits realized on packing outside growers fruit.

Real Estate Operations

Profits from real estate operations increased 65% for the third quarter of 1998 on the strength of higher commercial real estate closing volume. Real estate profits totaled $722,669 for the period on the sale of 47 acres of land, while the sale of 27 acres during 1997's third period helped to generate total real estate profits of $436,990. Revenues from income properties declined 79% during the three month period due to the December 1997 sale of the 47,000-square-foot Daytona Beach office building and the June 1998 sale of the 70,000-square-foot shopping center located in Marion County, while profits remained stable. A 10% gain in profits from forestry operations was achieved on increased harvesting, with profits totaling $227,000. Golf operations at the LPGA International golf course added $205,000 in revenues over the prior year, while losses from the operation increased $120,000 during the three-month period as the Company took over the operation effective September 1997.

Year-to-date profits from real estate totaled $1,349,064, an 11% improvement over the $1,218,161 posted in 1997's first nine months. This improvement can be attributed to a $153,000 gain from golf course operations, along with $38,000 in additional income from forestry operations. Commercial real estate results are substantially in line with prior year results as a 9% reduction in gross profits from sales is offset by lower advertising and administrative costs. For 1998's first nine-month period closings on 58 acres produced gross profits of $950,000, while 1997's first nine-month period saw closings of 45 acres generating gross profits of $1,040,000. Results from income properties also are substantially in line with prior year; although, revenues are down $763,000 due to the sale of properties mentioned above in addition to the May 1997 sale of the 24,000-square-foot Palm Coast office building.

General, Corporate and Other

Profits on the sale of undeveloped real estate interest for 1998's nine months to date totaled $124,723 on the release of surface entry rights on 3,427 acres. Interest and other income declined 12% for the third quarter of 1998 to $242,622 on reduced interest from mortgage notes receivable paid off. For the nine-month period interest and other income fell 48% to $578,553 on reduced interest from mortgage notes receivable, $160,000 loss posted on the sale of the Forest Center shopping center and a $250,000 gain realized on the sale of the Palm Coast office building during 1997.

General and administrative costs declined 42% and 21% for the third three month period and nine months to date, respectively. These reductions can be attributed to lower stock options and interest expense, along with additional costs capitalized to the LPGA development and construction of the second golf course.

FINANCIAL POSITION
- ------------------

Net income for the first nine months of 1998 totaled $578,464, equivalent to $.09 per share, and represents an increase in excess of 150% when compared to 1997's nine-month profit of $229,064, equivalent to $.04 per share. This income growth was achieved on a 31% rise in citrus earnings and 11% gain in real estate profits coupled with a 21% reduction in general and administrative expenses. Dividends paid during the period amounted to $.70 per share, a 8% increase over the $.65 per share paid in the prior year. Cash flow was a negative $9,250,000 including $4,460,000 paid in dividends, $4,560,000 cash used to fund the acquisition of property, plant and equipment and $3,170,000 in payment of income taxes. Offsetting these cash outflows was $2,280,000 cash generated on the sale of property, plant and equipment, primarily on the sale of the Forest Center shopping center. Funds used for the acquisition of property, plant and equipment were centered on the construction of the second golf course at the LPGA International development. For the remainder of 1998 capital requirements are estimated to approximate $400,000 and will be focused on the golf course along with the clubhouse facilities. These requirements will be met with cash generated from operations along with available financing sources, if necessary.

The USDA 1998-1999 Florida crop estimate was released in early October with the estimate of Florida round oranges totaling 190 million boxes. This estimate represents a 22% decrease from the 244 million boxes harvested during the 1997-1998 crop year. This significant decline, along with anticipated smaller crops from Brazil and California, should lead to significantly stronger prices. These stronger prices have already been seen to some extent as the 1998-1999 crop year begins production. The downturn in fruit production is primarily attributed to severe weather conditions in the first half of 1998, with heavy rains experienced in the winter and early spring months and near-drought conditions along with unusually high temperatures experienced in late spring and early summer. Company groves remain in very good condition as soil conditions allow the groves not to become saturated with moisture in periods of heavy rain, and irrigation systems supply them with enough water in dry periods. Early indications of production from Company groves project volume to be near the 1,255,000 boxes harvested in the 1997-1998 crop year. The Mediterranean fruit fly which had been located in groves in northern Highlands County has been controlled and eradicated with no ill effect to Company groves.

The second golf course at the LPGA International mixed-use development opened to the public the 1st of October. The course has received rave reviews from both golf writers and players. The clubhouse facilities continue in the design and permitting stage with plans scheduled to be ready the first quarter of 1999, at which time construction will commence. Efforts continue to secure a destination resort hotel adjacent to the clubhouse. The physical and psychological impacts of the wildfires, experienced in late June and July, on our real estate development and sales operations have been far less than anticipated. In general, the area has bounced back and greened up. It appears there aren't any long lasting negative impacts to our community because of the fires. Commercial real estate activity remains relatively strong, with several contracts in place and negotiations taking place on additional lands.

The Company has evaluated and identified the risks of software failure due to processing errors arising from calculation using the Year 2000 date. A plan for conversion has been established to maintain the integrity of its financial systems and ensure the reliability of its operating systems. The cost of achieving Year 2000 compliance, which includes software and hardware installation, will be incurred during 1998 and 1999 and is not expected to be material in relation to the Company's financial statements.

The good condition of Company citrus groves, relatively strong pricing and abundant citrus crops from citrus operations, along with continued healthy commercial sales activity lead to projections of continued near-term profits.

PART II -- OTHER INFORMATION

Item 1. Legal Proceedings

There are no material pending legal proceedings to which the Company or its subsidiaries is a party.

Items 2 through 5.

Not Applicable

Item 6. Exhibits and Reports on Form 8-K

(a) Exhibits:

Exhibit (11) - Incorporated by Reference on Page 7 of this 10-Q report

Exhibit (27) - Financial Data Schedule (for SEC use only)

(b) Reports on Form 8-K

No reports on Form 8-K were filed by the Company during the quarter covered by this report.

SIGNATURES

Pursuant to the requirements 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)

Date: November 6, 1998 By: /s/ Bob D. Allen

Bob D. Allen,President and
Chief Executive Officer

Date: November 6, 1998 By: /s/ Bruce W. Teeters

Bruce W. Teeters
Sr. Vice President -
Finance and Treasurer

The schedule contains summary financial information extracted from Consolidated-Tomoka Land Co.'s September 30, 1998 10-q and is qualified in its entirety by reference to such financial statements.

9-MOS
DEC-31-1998
SEP-30-1998
136,317
1,185,710
11,938,093
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18,304,981
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27,259,742
8,680,003
52,483,653
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6,371,833
27,600,794
52,483,653
11,976,815
12,680,091
7,081,185
9,747,479
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611,815
909,846
331,382
578,464
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