

SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, D.C. 20549

FORM 8-K CURRENT REPORT

Pursuant to Section 13 or 15(d) of
the Securities Exchange Act of 1934

October 18, 2007

Date of Report
(Date of earliest
event reported)

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

FLORIDA 0-5556 59-0483700
(State or other (IRS Employer
jurisdiction Identification
of incorporation) (Commission File Number) Number)

1530 Cornerstone Boulevard, Suite 100
Daytona Beach, Florida 32117
(Address of principal executive offices) (Zip Code)

(386)274-2202
(Registrant's telephone number, including area code)

Check the appropriate box below if the Form 8-K filing is intended to
simultaneously satisfy the filing obligation of the registrant under
any of the following provisions (see General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the securities
Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act
(17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under
the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under
the Exchange Act (17 CFR 240.13e-4(c))

Item 2.02. Results of Operations and Financial Condition.

On October 18, 2007, Consolidated-Tomoka Land Co., a Florida Corporation, issued a press release relating to the Company's earnings for the quarter, and nine-months ended September 30, 2007. A copy of the press release is furnished as an exhibit to this report.

Item 9.01. Financial Statements and Exhibits

The following exhibit is furnished herewith pursuant to Item 2.02 of this Report and shall not be deemed to be "filed" for any purpose, including for purposes of Section 18 of the Securities Exchange Act of 1934, as amended, or otherwise subject to the liabilities of that section.

(c) Exhibits.

99.1 Press Release issued October 18, 2007

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 hereunto duly authorized.

CONSOLIDATED-TOMOKA LAND CO.

Date: October 18, 2007

By: /s/ Bruce W. Teeters
Bruce W. Teeters, Senior
Vice President - Finance
and Treasurer
Chief Financial Officer

PRESS RELEASE

For Immediate Release
Consolidated-Tomoka Land Co.

Date: October 18, 2007
Contact: Bruce W. Teeters, Sr. Vice President
Phone: (386) 274-2202
Facsimile: (386) 274-1223

CONSOLIDATED TOMOKA REPORTS THIRD QUARTER EARNINGS

DAYTONA BEACH, FLORIDA - Consolidated-Tomoka Land Co. (AMEX-CTO) reported net income of \$2,102,564 or \$.37 earnings per basic share and earnings before depreciation, amortization and deferred taxes (EBDDT) of \$3,165,382 or \$.55 per share for the quarter ended September 30, 2007. The comparable numbers for the third quarter of 2006 were net income of \$2,384,018 or \$.42 earnings per basic share and EBDDT of \$5,106,075 or \$.90 per share. For the nine months ended September 30, 2007, net income totaled \$2,634,692 or \$.46 earnings per basic share, compared with net income of \$8,251,984 or \$1.45 earnings per basic share in 2006. EBDDT totaled \$5,119,297 or \$.90 per share in 2007's first nine months, compared with \$13,268,186 or \$2.34 per share in 2006 for the same period.

EBDDT is being provided to reflect the impact of the Company's business strategy of investing in income properties utilizing tax deferred exchanges. This strategy generates significant amounts of depreciation and deferred taxes. The Company believes EBDDT is useful, along with net income, to understanding the Company's operating results.

William H. McMunn, president and chief executive officer stated, "The Company's business plan is to convert undeveloped land through sales to third parties into a diversified portfolio of properties that produce predictable income. The strategy is intended, in part, to lessen the volatility of Company earnings due to significant market changes, such as the current downturn in the residential sector. The local commercial real estate market remains relatively stable. Closings during the third quarter were down compared to the prior year due to contract timing issues. Management will be focusing on closing a backlog of commercial contracts during the fourth quarter."

Consolidated-Tomoka Land Co. is a Florida-based Company primarily engaged in converting Company owned agricultural lands into a portfolio of income properties strategically located throughout the Southeast, and the development, management and sale of targeted real estate properties. Visit our website at www.consolidatedtomoka.com

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EARNINGS NEWS RELEASE

	<u>QUARTER ENDED</u>	
	<u>SEPTEMBER</u> 30, 2007	<u>SEPTEMBER</u> 30, 2006 (1)
REVENUES	\$ 7,098,154	\$ 8,557,732
NET INCOME	\$ 2,102,564	\$ 2,384,018
BASIC & DILUTED EARNINGS PER SHARE:		
NET INCOME	\$ 0.37	\$ 0.42

(1)THE THIRD QUARTER OF 2006 HAS BEEN ADJUSTED TO REFLECT THE QUARTERLY IMPACT OF THE SAB 108 ADJUSTMENT MADE IN THE FOURTH QUARTER OF 2006. THE ADJUSTMENT WAS CONSIDERED IMMATERIAL FOR EACH OF THE QUARTERS OF 2006.

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	NINE MONTHS ENDED	
	SEPTEMBER 30, 2007	SEPTEMBER 30, 2006 (1)
REVENUES	\$ 21,157,407	\$ 25,680,687
NET INCOME BEFORE DISCONTINUED OPERATIONS AND CUMULATIVE EFFECT OF CHANGE IN ACCOUNTING PRINCIPLE	2,634,692	8,227,601
DISCONTINUED OPERATIONS (NET OF INCOME TAX)	--	240,476
CUMULATIVE EFFECT OF CHANGE IN ACCOUNTING PRINCIPLE (NET OF INCOME TAX)	--	(216,093) (2)
NET INCOME	\$ 2,634,692	\$ 8,251,984

BASIC AND DILUTED EARNINGS PER SHARE:

NET INCOME BEFORE DISCONTINUED OPERATIONS AND CUMULATIVE EFFECT OF CHANGE IN ACCOUNTING PRINCIPLE	\$ 0.46	\$ 1.45
DISCONTINUED OPERATIONS (NET OF INCOME TAX)	--	\$ 0.04
CUMULATIVE EFFECT OF CHANGE IN ACCOUNTING PRINCIPLE (NET OF INCOME TAX)	--	(0.04) (2)
NET INCOME	\$ 0.46	\$ 1.45

(1)THE FIRST NINE MONTHS OF 2006 HAVE BEEN ADJUSTED TO REFLECT THE IMPACT OF THE SAB 108 ADJUSTMENT MADE IN THE FOURTH QUARTER OF 2006. THE ADJUSTMENT WAS CONSIDERED IMMATERIAL FOR EACH OF THE QUARTERS OF 2006.

(2)THE CUMULATIVE EFFECT OF CHANGE IN ACCOUNTING PRINCIPLE REPRESENTS THE CHANGE IN ACCOUNTING FOR STOCK OPTIONS WITH THE ADOPTION OF FINANCIAL ACCOUNTING STANDARDS STATEMENT NO. 123 (REVISED 2004).

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RECONCILIATION OF NET INCOME TO EARNINGS BEFORE
DEPRECIATION, AMORTIZATION AND DEFERRED TAXES

	QUARTER ENDED	
	SEPTEMBER 30, 2007	SEPTEMBER 30, 2006 (1)
NET INCOME	\$ 2,102,564	\$ 2,384,018
ADD BACK:		
DEPRECIATION & AMORTIZATION	616,964	613,565
DEFERRED TAXES	445,854	2,108,492
EARNINGS (LOSS) BEFORE DEPRECIATION, AMORTIZATION AND DEFERRED TAXES	<u>\$ 3,165,382</u>	<u>\$ 5,106,075</u>
BASIC WEIGHTED AVERAGE SHARES OUTSTANDING	<u>5,720,219</u>	<u>5,691,192</u>
BASIC EBDDT PER SHARE	<u>\$ 0.55</u>	<u>\$ 0.90</u>
	NINE MONTHS ENDED	
	SEPTEMBER 30, 2007	SEPTEMBER 30, 2006 (1)
NET INCOME	\$ 2,634,692	\$ 8,251,984
ADD BACK:		
DEPRECIATION & AMORTIZATION	1,848,214	1,662,368
DEFERRED TAXES	636,391	3,353,834
EARNINGS BEFORE DEPRECIATION, AMORTIZATION AND DEFERRED TAXES	<u>\$ 5,119,297</u>	<u>\$ 13,268,186</u>
BASIC WEIGHTED AVERAGE SHARES OUTSTANDING	<u>5,713,450</u>	<u>5,681,060</u>
BASIC EBDDT PER SHARE	<u>\$ 0.90</u>	<u>\$ 2.34</u>

EBDDT - EARNINGS BEFORE DEPRECIATION, AMORTIZATION, AND DEFERRED TAXES. EBDDT IS NOT A MEASURE OF OPERATING RESULTS OR CASH FLOWS FROM OPERATING ACTIVITIES AS DEFINED BY U.S. GENERALLY ACCEPTED ACCOUNTING PRINCIPLES. FURTHER, EBDDT IS NOT NECESSARILY INDICATIVE OF CASH AVAILABILITY TO FUND CASH NEEDS AND SHOULD NOT BE CONSIDERED AS AN ALTERNATIVE TO CASH FLOW AS A MEASURE OF LIQUIDITY. THE COMPANY BELIEVES, HOWEVER, THAT EBDDT PROVIDES RELEVANT INFORMATION ABOUT OPERATIONS AND IS USEFUL, ALONG WITH NET INCOME, FOR AN UNDERSTANDING OF THE COMPANY'S OPERATING RESULTS.

EBDDT IS CALCULATED BY ADDING DEPRECIATION, AMORTIZATION AND DEFERRED INCOME TAXES TO NET INCOME AS THEY REPRESENT NON-CASH CHARGES.

(1)THE THIRD QUARTER AND FIRST NINE MONTHS OF 2006 HAVE BEEN ADJUSTED TO REFLECT THE QUARTERLY IMPACT OF THE SAB 108

ADJUSTMENT MADE IN THE FOURTH QUARTER OF 2006. THE ADJUSTMENT WAS CONSIDERED IMMATERIAL FOR EACH OF THE QUARTERS OF 2007.

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CONSOLIDATED BALANCE SHEETS

	SEPTEMBER 30, 2007	DECEMBER 31, 2006
ASSETS		
Cash	3,233,154	738,264
Restricted Cash	1,524,347	1,185,962
Investment Securities	9,521,974	11,780,205
Notes Receivable	700,000	700,000
Land and Development Costs	16,012,716	15,058,340
Intangible Assets	4,814,186	5,103,649
Other Assets	4,949,229	5,569,605
	<u>40,755,606</u>	<u>40,136,025</u>
Property, Plant & Equipment:		
Land, Timber and Subsurface Interests	6,267,707	3,012,623
Golf Buildings, Improvements & Equipment	11,613,112	11,442,492
Income Properties Land, Buildings & Improvements	104,820,647	104,819,695
Other Building, Equipment and Land Improvements	2,819,381	2,584,467
Total Property, Plant and Equipment	125,520,847	121,859,277
Less, Accumulated Depreciation and Amortization	(9,762,392)	(8,221,138)
Net - Property, Plant and Equipment	<u>115,758,455</u>	<u>113,638,139</u>
TOTAL ASSETS	<u>156,514,061</u>	<u>153,774,164</u>
LIABILITIES		
Accounts Payable	201,235	167,378
Accrued Liabilities	8,744,896	7,749,121
Accrued Stock Based Compensation	3,597,598	5,743,773
Income Taxes Payable	419,748	--
Deferred Profit	--	563,467
Deferred Income Taxes	30,127,978	29,491,587
Notes Payable	6,872,781	7,061,531
TOTAL LIABILITIES	<u>49,964,236</u>	<u>50,776,857</u>
SHAREHOLDERS' EQUITY		
Common Stock	5,725,806	5,693,007
Additional Paid in Capital	5,130,574	2,630,748
Retained Earnings	96,686,473	95,650,170
Accumulated Other Comprehensive Loss	(993,028)	(976,618)
TOTAL SHAREHOLDERS' EQUITY	<u>106,549,825</u>	<u>102,997,307</u>
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	<u>156,514,061</u>	<u>153,774,164</u>

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Certain statements contained in this press release (other than statements of historical fact) are forward-looking statements. The words “believe,” “estimate,” “expect,” “intend,” “anticipate,” “will,” “could,” “may,” “should,” “plan,” “potential,” “predict,” “forecast,” “project,” and similar expressions and variations thereof identify certain of such forward-looking statements, which speak only as of the dates on which they were made. Forward-looking statements are made based upon management’s expectations and beliefs concerning future developments and their potential effect upon the Company. There can be no assurance that future developments will be in accordance with management’s expectations or that the effect of future developments on the Company will be those anticipated by management.

The Company wishes to caution readers that the assumptions which form the basis for forward-looking statements with respect to or that may impact earnings for the year ended December 31, 2007, and thereafter include many factors that are beyond the Company’s ability to control or estimate precisely. These risks and uncertainties include, but are not limited to, the strength of the real estate market in the City of Daytona Beach in Volusia County, Florida; our ability to successfully execute acquisition or development strategies; any loss of key management personnel; changes in local, regional and national economic conditions affecting the real estate development business and income properties; the impact of environmental and land use regulations; the impact of competitive real estate activity; variability in quarterly results due to the unpredictable timing of land sales; the loss of any major income property tenants; and the availability of capital. Additional information concerning these and other factors that could cause actual results to differ materially from those forward-looking statements is contained from time to time in the Company’s Securities and Exchange Commission filings, including, but not limited to, the Company’s Annual Report on Form 10-K. Copies of each filing may be obtained from the Company or the SEC.

While the Company periodically reassesses material trends and uncertainties affecting its results of operations and financial condition, the Company does not intend to review or revise any particular forward-looking statement referenced herein in light of future events.

Disclosures in this press release regarding the Company’s current quarters financial results are preliminary and are subject to change in connection with the Company’s preparation and filing of its Form 10-Q for the quarter ended September 30, 2007. The financial information in this release reflects the Company’s preliminary results subject to completion of the quarterly review process. The final results for the quarter may differ from the preliminary results discussed above due to factors that include, but are not limited to, risks associated with final review of the results and preparation of financial statements.

This release refers to certain non-GAAP financial measures. As required by the SEC, the Company has provided a reconciliation of these measures to the most directly comparable GAAP measures with this release. Non-GAAP measures as the Company has calculated them may not be comparable to similarly titled measures reported by other companies.