LOT 11 HI-DRI ACRES UNIT 1.
446-294, 867-97, TD 1273-1242, Q

KOUASSI MONA-PAUL
94 ROCKAWAY PKWY, #5A
BROOKLYN, NY 11212

2027

15-5S-16-03623-011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15516.040 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

431 SW THRASHER LN, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	25,560
TOTAL MARKET VALUE	25,560
SOH/AGL Deduction	2,880
ASSESSED VALUE	22,680
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,680
TOTAL JUST VALUE	25,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/1848	10/14/2022	QC	U	V	11	13,100
GRANTOR: AGMA INTERNATIONAL LL						
GRANTEE: KOUASSI MONA-PAUL						
1297/2399	6/07/2015	QC	U	V	11	100
GRANTOR: TAX EASE FLORIDA REO						
GRANTEE: AGMA INTERNATIONAL						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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		A-1	0.00	0.00	1.42	AC		1.00	1.00	1.00	18,000.00	18,000.00	25,560							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 1.42 Total Land Value: 25,560 Market: 0 Agricultural: 0 Common: 25,560 PRINTED 11/16/2026 BY SYS