

LOT 5 UNIT 1 CARTER ACRES S/D.
WD 1396-1929, LE 1538-2733, DC 1

GOOLEY DANIEL VALENTINE/ROBINSON-GOOLEY DAWN ROBIN
57 GUANAHANI TRL
SAINT AUGUSTINE, FL 32080

2026

01-3S-16-01910-005
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	02	02	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1316.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	
TOTALS	1,216		1,216

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	01	1,216	91.8000	57.83	70,321	1997	1997	0	0	60.00	40.00												
1 MOBILE HME 0% - 2026 Heated Area: 1216 HX Base Yr																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/08/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/08/2026	MLU	
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			28,128
TOTAL MARKET OB/XF VALUE			7,800
TOTAL LAND VALUE - MARKET			32,300
TOTAL MARKET VALUE			68,228
SOH/AGL Deduction			0
ASSESSED VALUE			68,228
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			68,228
TOTAL JUST VALUE			68,228
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			96,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39146	M H	0	01/13/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1554/1803	11/25/2025	WD	Q	I	01	70,000
GRANTOR: DUPREE DEREK RYAN						
GRANTEE: GOOLEY DANIEL VALEN						
1538/2733	4/22/2025	LE	U	I	14	100
GRANTOR: DUPREE SANDRA L						
GRANTEE: DUPREE SANDRA L (EN						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	400.00	400.00
3	0081	DECKING WI	0	0	0	0	1.00	UT	400.00	400.00

TOTAL OB/XF												7,800												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		RSF/MH	0.00	0.00	3.23	AC		1.00	1.00	1.00	10,000.00	10,000.00	32,300							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W76 S16 E76 N16\$.