LOT 145 UNIT 18 THREE RIVERS EST
668-289, WD 830-1080, 949-2263,

CADRAIN LISA
645 SW WASHINGTON AVE
FORT WHITE, FL 32038

2026

00-00-00-01125-000

BUILDING CHARACTERISTICS

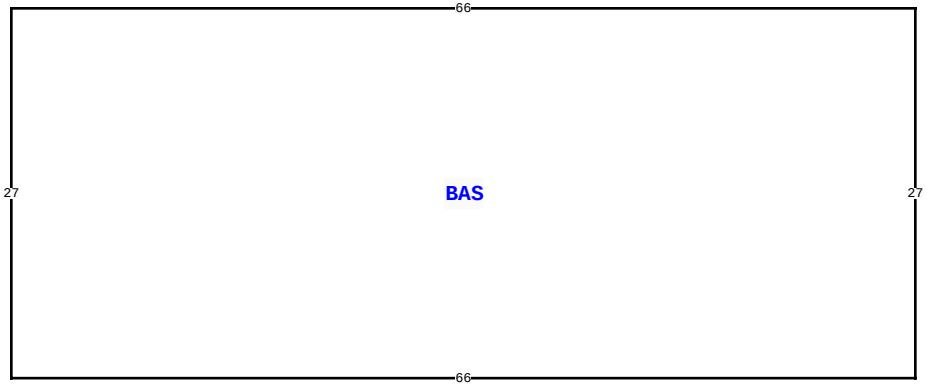
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.18	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	107,164
TOTALS	1,782			1,782	107,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,782	113.9000	109.34	194,844	2004	2004	0	0	0	45.00	55.00

2 MANUF 1 100% - 2019 Heated Area: 1782 HX Base Yr 2019



645 SW WASHINGTON AVE, FORT WHITE

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0031	BARN,MT AE	0	100	30	38	1,140.00	UT	13.00	13.00	75	2018	2018	3	75	11,115	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		107,164
TOTAL MARKET OB/XF VALUE		19,315
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		152,479
SOH/AGL Deduction		62,144
ASSESSED VALUE		90,335
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		38,924
TOTAL JUST VALUE		152,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,254

BLDG:1:1: SEAB MH (RP'D-IRENE YUNKER)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054386	Storage Building	14,515	11/03/2025
000054187	Right-of-Way Acce		10/03/2025
37511	STORAGE	152	12/04/2018
23200	M H	322	05/26/2005
11838	M H	125	11/07/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/1189	3/29/2016	WD	U	I	12	39,000
GRANTOR: BANK OF AMERICA NA						
GRANTEE: LISA CADRAIN						
1289/0445	1/28/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT (YUNKE						
GRANTEE: BANK OF AMERICA N A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E66 N27$.

LAND DESCRIPTION

TOTAL OB/XF 19,315

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 01/22/2019 BY DF Total Acres: 0.91 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 04/16/2026 BY SYS