

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		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	1,782	100	
TOTALS	1,782		104,939

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	100%	-	2019						
Heated Area: 1782						HX Base Yr 2019					
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>											
645 SW WASHINGTON AVE, FORT WHITE											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						04/14/2026		MLU			

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				104,939		
TOTAL MARKET OB/XF VALUE				19,315		
TOTAL LAND VALUE - MARKET				26,000		
TOTAL MARKET VALUE				150,254		
SOH/AGL Deduction				59,919		
ASSESSED VALUE				90,335		
TOTAL EXEMPTION VALUE				51,411		
BASE TAXABLE VALUE				38,924		
TOTAL JUST VALUE				150,254		
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 N27S.						

L N	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	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0031	BARN,MT AE	0	100	30	38	UT	13.00	13.00	75	2018	2018	3	75	11,115	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTAL OB/XF 19,315																

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							