

COLUMBIA COUNTY

Property Appraiser

Parcel 00-00-00-01125-000

Owners

CADRAIN LISA
645 SW WASHINGTON AVE
FORT WHITE, FL 32038

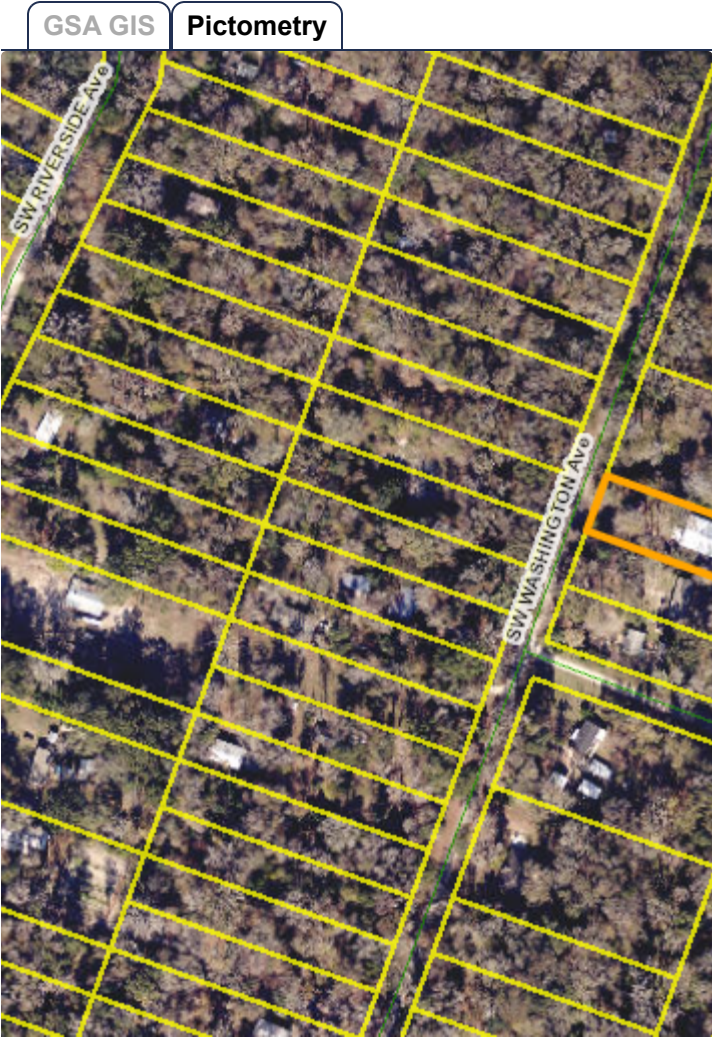
Parcel Summary

Location	645 SW WASHINGTON AVE
Use Code	0200: MOBILE HOME
Tax District	3: COUNTY
Acreage	.9100
Section	23
Township	6S
Range	15
Subdivision	THREE RIV
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

LOT 145 UNIT 18 THREE RIVERS ESTATES.

668-289, WD 830-1080, 949-2263, QC 1044-1696,
CT 1289-445, WD 1312-1189,



29° 56' 46" N 82° 47' 20" W //

Working Values

	2026
Total Building	\$104,939
Total Extra Features	\$19,315
Total Market Land	\$20,000
Total Ag Land	\$0

	2026
Total Market	\$144,254
Total Assessed	\$90,599
Total Exempt	\$50,722
Total Taxable	\$39,877
SOH Diff	\$53,655

Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building	\$104,939	\$97,118	\$85,955	\$69,455	\$58,188	\$55,410	\$49,686
Total Extra Features	\$19,315	\$19,315	\$19,315	\$15,565	\$12,315	\$12,315	\$12,315
Total Market Land	\$20,000	\$20,000	\$18,000	\$18,000	\$18,250	\$14,250	\$14,250
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$144,254	\$136,433	\$123,270	\$103,020	\$88,753	\$81,975	\$76,251
Total Assessed	\$87,960	\$85,481	\$82,991	\$80,574	\$78,227	\$77,147	\$75,413
Total Exempt	\$50,722	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$37,238	\$35,481	\$32,991	\$30,574	\$28,227	\$27,147	\$25,413
SOH Diff	\$56,294	\$50,952	\$40,279	\$22,446	\$10,526	\$4,828	\$838

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
WD 1312/1189	2016-03-29	U	12	WARRANTY DEED	Improved	\$39,000	Grantor: BANK OF AMERICA NA Grantee: LISA CADRAIN
CT 1289/0445	2015-01-28	U	18	CERTIFICATE OF TITLE	Improved	\$100	Grantor: CLERK OF COURT (YUNKER) Grantee: BANK OF AMERICA N A
QC 0949/2263	2002-03-28	Q	01	QUIT CLAIM DEED	Improved	\$15,000	Grantor: IRENE YUNKER Grantee: MARTIN YUNKER
WD 0830/1080	1996-11-03	Q		WARRANTY DEED	Vacant	\$6,500	Grantor: IAN M & STACEY BREHENY Grantee: IRENE YUNKER
WD 0668/0289	1988-11-17	Q		WARRANTY DEED	Vacant	\$4,000	Grantor: PORTER CARL &

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
							Grantee: BREHENY IAN &

Buildings

Building # 2, Section # 1, 52000, MOBILE HOME

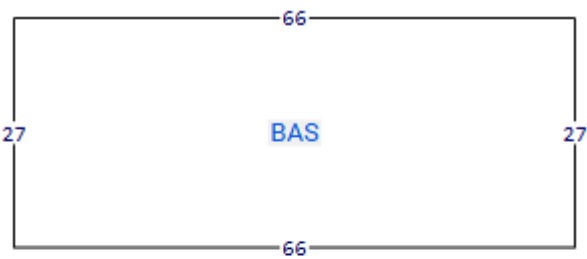
Type	Model	Heated Area	Gross Area	Repl Cost New	YrBlt	Year Eff	Other % Dpr	Normal % Dpr	% Cond	Value
0201	02	1782	1782	\$190,799	2004	2004	0.00%	45.00%	55.00%	\$104,939

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,782	100%	1,782



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0190	FPLC PF			1.00	\$1,200.00	2005	100%	\$1,200
0031	BARN,MT AE	30	38	1140.00	\$13.00	2018	75%	\$11,115
9945	Well/Sept			1.00	\$7,000.00		100%	\$7,000

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0200	MBL HM	A-1	.00	.00	1.00	\$20,000.00/LT	0.91	1.00	\$20,000

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Dec 12, 2018	37511	STORAGE	COMPLETED	STORAGE
Jul 6, 2005	23200	M H	COMPLETED	M H
	11838	M H	COMPLETED	M H

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of September 29, 2025.

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