

LOT 18 JOY ESTATES.
787-687, 862-856, 906-2129, 913-

HERRERO HUMBERTO A/HERRERO GAYE
644 SW MIRACLE CT
LAKE CITY, FL 32024

2026

06-4S-16-02789-018



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM				MKT AREA	01
NEIGHBORHOOD/LOC		6416.0100		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,622	100		1,622	130,217
FEP	170	80		136	10,919
FGR	484	55		266	21,355
FOP	20	30		6	482
FOP	102	30		31	2,489
UOP	30	20		6	482

TOTALS	2,428			2,067	165,942
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0		1.00	1,200.00
2	0166	CONC, PAVMT	0	100	0	0		439.00	1.50
5	0030	BARN, MT	0	100	38	65		1,950.00	15.00
6	0030	BARN, MT	0	100	0	0		600.00	15.00
7	0261	PRCH, UOP	0	100	0	0		1.00	1,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF/MH	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,067	103.8870	116.35	240,495	1994	1994	0	0	0 31.00	69.00

1 SINGLE FAM 100% - 2025
Heated Area: 1622
HX Base Yr 2025

Diagram showing lot layout with dimensions and area calculations. Areas include BAS (Basement), FEP (Front Porch), FOP (Front Porch), FGR (Front Yard), and FJR (Front Yard). Dimensions are provided for each area and the overall lot.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF									
41,609									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		165,942	
TOTAL MARKET OB/XF VALUE		41,609	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		257,551	
SOH/AGL Deduction		122,539	
ASSESSED VALUE		135,012	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		84,290	
TOTAL JUST VALUE		257,551	
NCON VALUE		39,750	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		225,755	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052629	Right-of-Way Acce		03/18/2025
000052637	Storage Building	25,653	03/18/2025
000050968	Electrical Servic	0	10/03/2024
000042354	Roof Replacement	26,600	07/19/2021
7835	SFR	49,000	11/30/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1440/1873	6/23/2021	WD	Q	I	01
GRANTOR: ESQUIBEL FAYBN					
GRANTEE: HERRERO HUMBERTO A					
1278/2342	8/01/2014	WD	Q	I	01
GRANTOR: MARK T & KAREN M LAND					
GRANTEE: FAYBN ESQUIBEL (SIN					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS= W15 UOP= N5 W6 S5 E6\$ W6 FEP= N10 W17 S10 E17 \$ FOP= W17 S6 E17N6\$S6 W29 S36 E14 N2 FOP= E5 N4 W5 S4\$ N4 E14 FGR= S18 E22 N22 W22 S4\$ N4 E22 N32\$.					