LOT 18 JOY ESTATES.

787-687, 862-856, 906-2129, 913-

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

2027

06-4S-16-02789-018

BUILDING CHARACTERISTICS

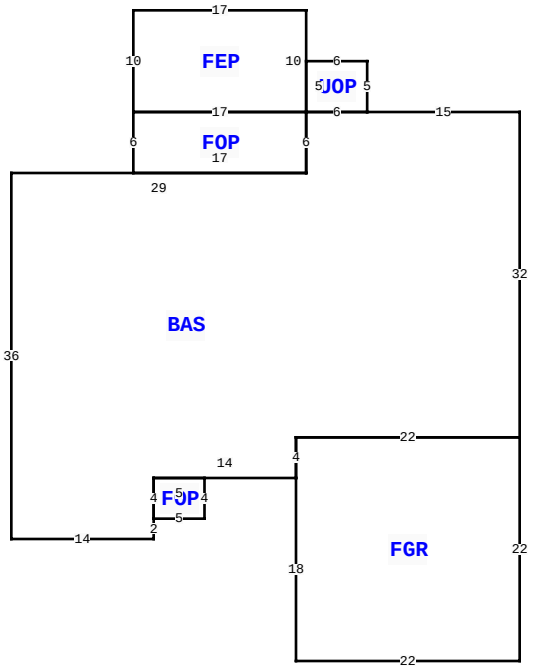
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	127,900
FEP	170	80		136	10,724
FGR	484	55		266	20,975
FOP	20	30		6	473
FOP	102	30		31	2,445
UOP	30	20		6	473
TOTALS	2,428			2,067	162,990

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	114.28	236,217	1994	1994	0	0	0	31.00	69.00

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



644 SW MIRACLE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	162,990
TOTAL MARKET OB/XF VALUE	41,609
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	259,599
SOH/AGL Deduction	120,829
ASSESSED VALUE	138,770
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	87,359
TOTAL JUST VALUE	259,599
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,551

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	SALE PRICE
1440/1873	6/23/2021	WD	Q	I	01	150,000
GRANTOR: ESQUIBEL FAYBN						
GRANTEE: HERRERO HUMBERTO A						
1278/2342	8/01/2014	WD	Q	I	01	139,000
GRANTOR: MARK T & KAREN M LAND						
GRANTEE: FAYBN ESQUIBEL (SIN						

BUILDING NOTES

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$.

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	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	439.00	UT	1.50	1.50	100	0	0	3	100	659	
3	0030	BARN,MT	0	100	38	65	1,950.00	UT	15.00	15.00	100	2026	2025		100	29,250	
4	0030	BARN,MT	0	100	0	0	600.00	UT	15.00	15.00	100	2026	2025		100	9,000	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 41,609

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	0100	C	SFR	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/30/2025 BY randall Total Acres: 4.02 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS