LOT 18 FIVE POINTS ACRES S/D.

672-616, 1000-1353, 1007-1655, W

VELASQUEZ ISMENIA
12208 SUTTERS HILL COURT
CHARLOTTE, NC 28269

2027

17-3S-17-04967-018

BUILDING CHARACTERISTICS

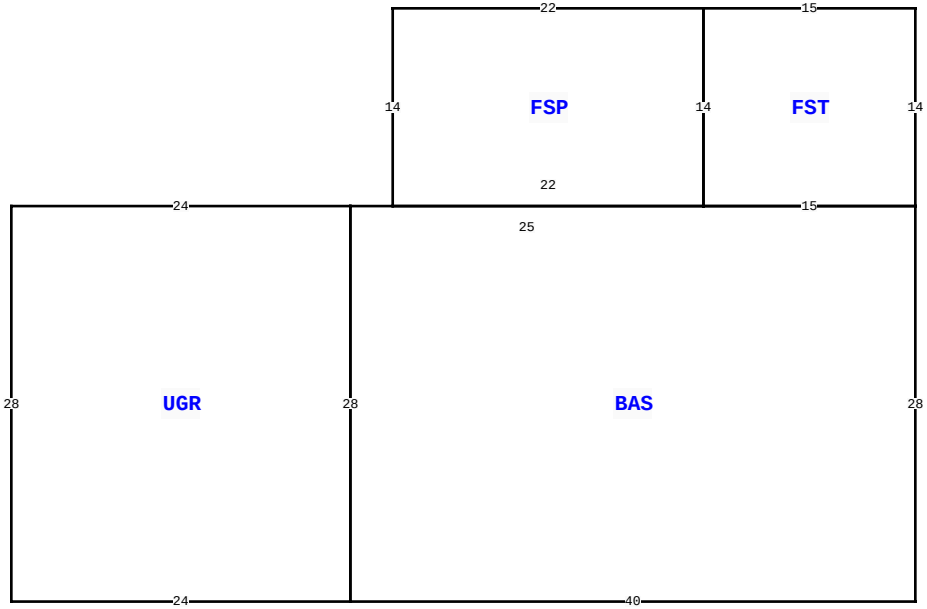
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	17317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	73,106
FSP	308	40		123	8,029
FST	210	55		116	7,572
UGR	672	45		302	19,713
TOTALS	2,310			1,661	108,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,661	91.2870	100.42	166,798	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1120 HX Base Yr



369 NE DIANA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0296	SHED METAL	0	0	12	20	240.00	UT	4.00	4.00	100	0	0	3	100	960	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	108,419
TOTAL MARKET OB/XF VALUE	960
TOTAL LAND VALUE - MARKET	12,800
TOTAL MARKET VALUE	122,179
SOH/AGL Deduction	0
ASSESSED VALUE	122,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,179
TOTAL JUST VALUE	122,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044947	Roof Replacement	10,700	07/12/2022
8095	GARAGE	4,000	02/23/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/557	11/25/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (VELAS						
GRANTEE: VELASQUEZ ISMENIA						
1443/1520	7/21/2021	WD	U	I	38	75,900
GRANTOR: THIMMES NORMA JEAN KI						
GRANTEE: VELASQUEZ JORGE AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N14 W22 S14 E22$ W25 UGR= W24 S28 E24 N28$ S28 E40 N28$ FST= N14 W15 S14 E15$.

LAND DESCRIPTION

TOTAL OB/XF 960

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	0		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	12,500.00	12,500.00	12,800							

REVIEW DATE 08/02/2022 BY JS Total Acres: 1.02 Total Land Value: 12,800 Market: 0 Agricultural: 0 Common: 12,800 PRINTED 11/17/2026 BY SYS