

LOT 18 FIVE POINTS ACRES S/D.
672-616, 1000-1353, 1007-1655, W

VELASQUEZ ISMENIA
12208 SUTTERS HILL COURT
CHARLOTTE, NC 28269

2026

17-3S-17-04967-018
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	14	CARPET 70	
Interior Floor	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
BAS	1,120	100	
FSP	308	40	
FST	210	55	
UGR	672	45	
TOTALS	2,310		1,661

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	104.07	172,860	1983	1983	0	0	35.00	65.00

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			112,359
TOTAL MARKET OB/XF VALUE			960
TOTAL LAND VALUE - MARKET			12,800
TOTAL MARKET VALUE			126,119
SOH/AGL Deduction			0
ASSESSED VALUE			126,119
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			126,119
TOTAL JUST VALUE			126,119
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			119,536

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 (VELASQUEZ ISMENIA)

1443/1520	7/21/2021	WD	U	I	38	75,900
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GRANTOR: THIMMES NORMA JEAN KI

GRANTEE: VELASQUEZ JORGE AN

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	0	12	20	240.00	UT	4.00	100	0

369 NE DIANA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	MLU

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												
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	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							