

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  
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BUILDING CHARACTERISTICS	
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

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	102.24	169,821	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 SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			110,384
TOTAL MARKET OB/XF VALUE			960
TOTAL LAND VALUE - MARKET			12,800
TOTAL MARKET VALUE			124,144
SOH/AGL Deduction			0
ASSESSED VALUE			124,144
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			124,144
TOTAL JUST VALUE			124,144
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			119,536

MAP NUM	MKT AREA	07				
17317.010	1.00/					
NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
	BAS	1,120	100		1,120	74,431
	FSP	308	40		123	8,174
	FST	210	55		116	7,709
	UGR	672	45		302	20,069
<b>TOTALS</b>		<b>2,310</b>			<b>1,661</b>	<b>110,384</b>

369 NE DIANA TER, LAKE CITY	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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						

EXTRA FEATURES															
L N	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		4.00	100	0		3	100	960	

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																								
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							