PARCEL "B" VICTORIA ACRES (DIVIS
DESC AS: COMM NW COR OF SW1/4 OF
FT FOR POB, CONT S 499.31 FT, E

SWECKER CHRITOPHER A/SWECKER LESLIE S
738 BEREA ROAD
WYTHEVILLE, VA 24382

2026

10-7S-16-04169-102

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10716.01	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1110 SW FRY AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	141,746
TOTAL MARKET VALUE	141,746
SOH/AGL Deduction	0
ASSESSED VALUE	141,746
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,746
TOTAL JUST VALUE	141,746
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055668	RV - Recreational		05/13/2026
000055482	Right-of-Way Acce		04/14/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/2026	6/17/2025	WD	Q	V	01	160,000

GRANTOR: MCGINNIS VICTORIA

GRANTEE: SWECKER CHRITOPHER

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	9900	C	AC NON-AG	0					15.16	AC		1.00	1.00	0.85	11,000.00	9,350.00	141,746							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 15.16 Total Land Value: 141,746 Market: 0 Agricultural: 0 Common: 141,746 PRINTED 06/09/2026 BY SYS