

BENTON ALEXANDER BLAKE/BENTON AMELIA ELLEN
328 SE VICTORIA GLN
LAKE CITY, FL 32025

2026



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
CONSTRUCTION						VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT	CD					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND											
Exterior Wall	32	HARDIE BRD 80				0100	01	1,842	112.6000	126.11	232,295	2006	2006		0	0	0	19.95	80.05	VALUATION BY									
Roof Structur	08	IRREGULAR 100				1 SINGLE FAM 100% - 2015														Heated Area: 1572									
Roof Cover	03	COMP SHNGL 100																		HX Base Yr 2015									
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	08	SHT VINYL 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Architectual	05	CONV 100																											
Units		0 100																											
Condition Adj	03	03 100																											
Kitchen Adjus	01	01 100																											
Quality	05	05																											
DOR CODE	0100	SINGLE FAMILY																											
MAP NUM				MKT AREA																06									
NEIGHBORHOOD/LOC	15417.00		1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,572	100		1,572	158,695																								
FGR	400	55		220	22,209																								
FOP	48	30		14	1,414																								
FOP	96	30		29	2,927																								
PTO	133	5		7	707																								
TOTALS	2,249			1,842	185,952																								
EXTRA FEATURES						328 SE VICTORIA GLN, LAKE CITY										BLD DATE		LGL DATE		04/21/2023		MLU							
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	0166	CONC, PAVMT	0	100	0	0		790.00	UT 2.50		2.50	100	2006	2006	3	100	1,975												
																		TOTAL OB/XF		1,975									
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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500												
REVIEW DATE 02/20/2017 BY DF Total Acres: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS																													