

UNION BEACH  
Block: 188  
Lot: 6  
Qual:

Land Desc: 50X92  
Bldg Desc: 2S-CL  
Addl Lots:  
Acreage: 0.106 Class: 2

Owners Name: CONDON, JOHN P IV & CLARK, KELLY  
Street Address: 718 COLUMBIA AVE  
City & State: UNION BEACH, NJ Zip: 07735  
Property Location: 718 COLUMBIA AVENUE

Land: 157,900  
Impr: 200,100  
Total: 358,000  
Exempt:  
Reval Date: 2023/10/01  
Map: 27  
Seq#: 1899 (#1 of 1)

SALES HISTORY					ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS										
Grantor	Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description	Amount	Compl.							
COFONE, ANTHONY JR. & THERESA	09/18/03	8306 /1978	235000		2021	99900	157500	257400											
	02/26/99	05804/00021	119000		2022	109900	176300	286200											
					2023	137400	194200	331600											
					2024	157900	200100	358000											
LAND CALCULATIONS					SITE INFORMATION				RESIDENTIAL COST APPROACH										
Frnt	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason	Value	Road:	PAVED	Util:	SEW/WATER	Basement	Area	Rate	Const	Q/F	Mult	Value
50	92			0.96		1.00		41712	Curbs:	YES	Gas:	YES	Main Bldg						
1	LOT(S)			1.00		1.00		116222	Sidewalk:		Elec:	YES	FIRST STORY	1085 x	59.080	+26950	x1.00	x1.00=	91052
									Loc:		Topo:	LEVEL	UPPER STORY	792 x	42.020	+ 8040	x1.00	x1.00=	41320
Neigh: SH2					Front Ft Value: 869					STAFF CONTROL									
VCS: SH2					Acre Value:					Info By: REFUSED									
Zone: R-8					Lot Value: 116222					Date: 02/03/23									
Min Front: 75					Land Value: 157,900					Visits: 3									
Std Depth: 100										Old B: Prtd: 07/26/24									
										Old L: Card: M 19									
BUILDING SKETCH					BUILDING INFORMATION					Heat/AC									
					Class: 17					Roof Type: GABLE					FORCED HOT AIR				
					Age/Eff Age: 81 / 35 (Y)					Roof Material: SHINGLE					Plumbing				
					Exterior Walls: ALUM/VINYL					Room Count: Total Rooms:7 Bed Rooms: 4					3 FIXTURE BATH 2- 2 x2595.000 + 0 x1.12 x1.00= 0				
					Style: COLONIAL					Row/End: N.A.					2 FIXTURE BATH 0- 1 x1895.000 + 0 x1.12 x1.00= -2122				
					Story Height: TWO STORY					Conversion:					Fireplace				
					Exterior Condition: NORMAL					Number of Units: 1					Attic				
					Interior Condition: NORMAL					Heat Source: GAS					Deck/Patio				
					Foundation: CONCRETE BLOCK					Livable Area: 1877 SF					DECK 276 x 5.203 + 203 x1.15 x1.00= 1885				
										DEPRECIATION					Garage				
										Physical: 39 % Auto:Y					1 0				
					Func Obs: % Over Imp: %					1 0									
					Econ Obs: % Under Imp: %														
					Final Net: 0.61														
					Baths: M: A: 2 O:					Base Cost: 138256 CCF: 2.35 Cost New: 324902									
					Kitchens: M: A: 1 O:					Net Cond: 0.61 Bldg Value: 198190									
					NOTES					Detached Items:									
					REFUSAL VIA WEB					SHED 1STY 120 x 15.480 + 890 x1.20 x0.25 x2.35= 1937									
					[23-EMAIL REFUSAL - 02/02/23]														
					1992 FWV														
										Land: 157,900 Impr: 200,100 Total: 358,000									

A: 2S/CR cd33r24u26l1u7l23  
B: 1S/CR d7r24cd26l10d9r16u35l6  
C: DECK u12cd12r23  
D: 2NDOH r23cd7r1  
E:  
F:  
G:  
H:  
I:  
J:  
K:  
L:  
M:  
N:  
O:  
P:

785  
300  
27  
0  
0  
0  
0

Scale: 20