LOTS 7 & 8 FAIRWAY VIEW UNIT 3.
660-323, 709-104, LE 1254-973, D

QUILIO MICHAEL STEVEN/QUILIO MARI L
1343 MILL CREEK RD
MANAHAWKIN, NJ 08050

2026

26-3S-16-02308-120

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

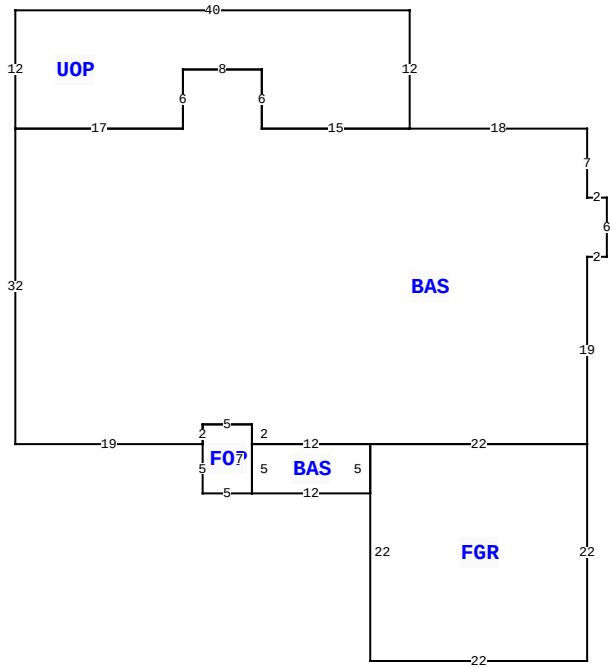
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		26316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	60	100		60	5,608
BAS	1,906	100		1,906	178,154
FGR	484	55		266	24,863
FOP	35	30		10	935
UOP	432	20		86	8,039
TOTALS	2,917			2,328	217,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,328	128.3931	143.80	334,766	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1966 HX Base Yr



295 NW MALLARD PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	217,598
TOTAL MARKET OB/XF VALUE	6,300
TOTAL LAND VALUE - MARKET	84,000
TOTAL MARKET VALUE	307,898
SOH/AGL Deduction	0
ASSESSED VALUE	307,898
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	307,898
TOTAL JUST VALUE	307,898
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049412	Roof Replacement	22,675	03/13/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/2380	6/23/2023	QC	U	I	11	100
GRANTOR: QUILIO DENNIS WAYNE						
GRANTEE: QUILIO MICHAEL STEV						
1254/0973	4/02/2013	LE	U	I	30	100
GRANTOR: ADONIS F JR & THOMASI						
GRANTEE: ADONIS F JR & THOMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UOP= N12 W40 S12 E17 N6 E8 S6 E15$ W15 N6 W8 S6W17 S32 E19 FOP= S5 E5 N7 W5 S2$ N2 E5 S2 BAS= S5 E12 N5 W12$ E12 FGR= S22 E22 N22 W22$ E22 N19 E2 N6 W2 N7$.

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
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0070	CARPORT UF	0	0	20	20	400.00	UT	3.00	3.00	100	2003	2003	3	100	1,200	
4	0296	SHED METAL	0	0	10	14	140.00	UT	5.00	5.00	100	2003	2003	3	100	700	
5	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	2003	2003	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 6,300

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	0140	C	SFR GOLF	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							
2	0000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 04/02/2024 BY JS Total Acres: 0.65 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 11/18/2025 BY SYS