N 285 FT BLOCK A & N 285 FT OF B
E 95 FT, HIGHLAND ESTATES S/D &
COR BLOCK 4, RUN W 95 FT, S 285

1321 RYBNY LLC
138 VAN NOSTRAND AVENUE
JERSEY CITY, NJ 07305

2026

33-3S-17-06494-000

BUILDING CHARACTERISTICS

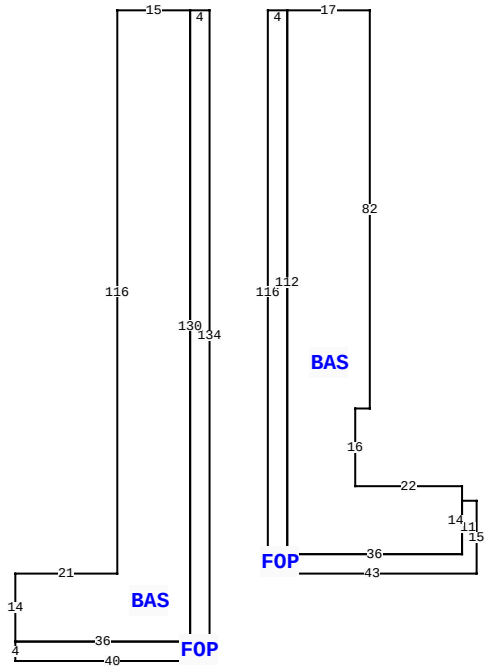
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		13 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,122	100		2,122	44,615
BAS	2,244	100		2,244	47,180
FOP	653	30		196	4,121
FOP	680	30		204	4,289
TOTALS	5,699			4,766	100,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	4,766	67.8300	42.05	200,410	1950	1950	0	0	0	50.00	50.00

1 M/FAM LOW 0% - 2025 Heated Area: 4366 HX Base Yr



124 SE HIGGS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	169,022
TOTAL MARKET OB/XF VALUE	5,600
TOTAL LAND VALUE - MARKET	124,254
TOTAL MARKET VALUE	298,876
SOH/AGL Deduction	0
ASSESSED VALUE	298,876
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,876
TOTAL JUST VALUE	298,876
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,876

XFOB:5:1: SUMMERALL MH (VALUE $1500-PER DC)
XFOB:4:1: ACADEMY MH (VALUE $1500-PER DC)
BLDG:3:1: OAKRIDGE MH LIVES HERE
XFOB:3:1: ACADEMY MH (VALUE $1500-PER DC)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/634	1/10/2024	WD	Q	I	05	6,175,000
GRANTOR: OCEAN AVENUE EQUITIES						
GRANTEE: 1321 RYBNY LLC						
1459/1716	12/28/2021	WD	U	I	11	0
GRANTOR: OCEAN AVENUE EQUITIES						
GRANTEE: OCEAN AVENUE EQUITI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S116 W21 S14 FOP= S4 E40 N134 W4 S130 W36$ E36 N130$ PTR=E20 FOP= W4 S116 E43 N15 W3S11 W36 N112$ BAS= S112 E36 N14 W22 N16 E3 N82 W17$ W20$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1950	1950	3	100	2,000	
2	0070	CARPORT UF	0	0	0	0	400.00	UT	1.50	1.50	100	2001	2001	3	100	600	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 5,600

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	3900	C	MOTEL	0		CI	236.00	200.00	47,200.00	SF		1.00	1.00	1.00	2.25	2.25	106,200							
2	3900	C	MOTEL	0		CI	236.00	90.00	13,452.00	SF		1.00	1.00	1.00	0.75	0.75	10,089							
3	0102	C	SFR/MH	0		00	0.00	0.00	10,620.00	SF		1.00	1.00	1.00	0.75	0.75	7,965							

REVIEW DATE 02/12/2024 BY TP Total Acres: 1.63 Total Land Value: 124,254 Market: 0 Agricultural: 0 Common: 124,254 PRINTED 11/19/2025 BY SYS

N 285 FT BLOCK A & N 285 FT OF B
E 95 FT, HIGHLAND ESTATES S/D &
COR BLOCK 4, RUN W 95 FT, S 285

1321 RYBNY LLC
138 VAN NOSTRAND AVENUE
JERSEY CITY, NJ 07305

2026

33-3S-17-06494-000

BUILDING CHARACTERISTICS

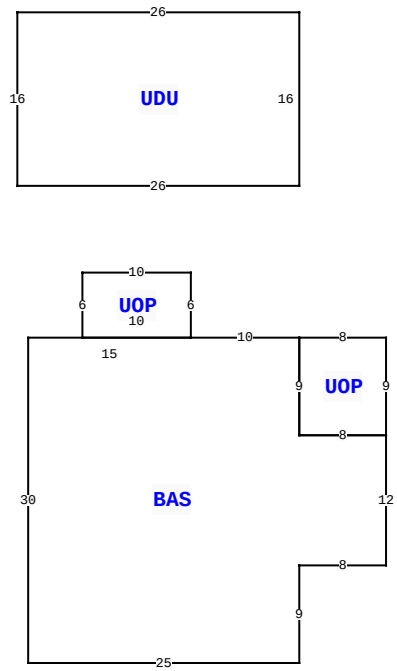
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	846	100		846	52,878
UDU	416	55		229	14,314
UOP	60	20		12	750
UOP	72	20		14	875
TOTALS	1,394			1,101	68,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,101	85.8600	96.16	105,872	1950	1950	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2025 Heated Area: 846 HX Base Yr



124 SE HIGGS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,876
TOTAL JUST VALUE	298,876
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,876

BLDG:2:1: LIVES IN 1972 OAK RIDGE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/634	1/10/2024	WD	Q	I	05	6,175,000
GRANTOR: OCEAN AVENUE EQUITIES						
GRANTEE: 1321 RYBNY LLC						
1459/1716	12/28/2021	WD	U	I	11	0
GRANTOR: OCEAN AVENUE EQUITIES						
GRANTEE: OCEAN AVENUE EQUITI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N6 W10 S6 E10$ W15 S30 E25 N9 E8 N12 UOP= N9 W8 S9 E8$ W8 N9$ PTR=N30 UDU= W26 S16 E26 N16$ S30$.

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

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

REVIEW DATE 02/12/2024 BY TP Total Acres: 1.63 Total Land Value: 124,254 Market: 0 Agricultural: 0 Common: 124,254 PRINTED 11/19/2025 BY SYS