BEG NE COR OF LOT 2 CATHEY'S S/D
FT TO NE R/W SR-100, NW ALONG R/
301.64 FT TO S R/W US-90 E ALONG

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

2026

34-3S-17-06963-000

BUILDING CHARACTERISTICS

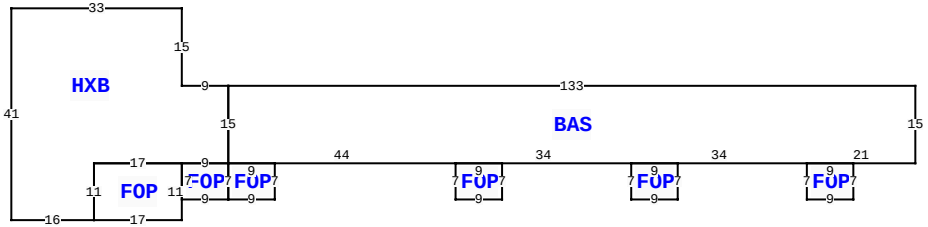
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Frame	01	NONE 100
Story Height		8 100
RMS		0 100
Stories	0	0 100
Units		11 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,995	100		1,995	52,738
FOP	63	30		19	503
FOP	63	30		19	503
FOP	63	30		19	503
FOP	63	30		19	503
FOP	63	30		19	503
FOP	187	30		56	1,481
HXB	1,301	100		1,301	34,392
TOTALS	3,798			3,447	91,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	3,447	85.2800	52.87	182,243	1952	1952	0	0	0	50.00	50.00

1 M/FAM LOW 0% - 2025 Heated Area: 3296 HX Base Yr



2238 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	91,122
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	103,498
TOTAL MARKET VALUE	197,420
SOH/AGL Deduction	0
ASSESSED VALUE	197,420
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,420
TOTAL JUST VALUE	197,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25427	MAINT/ALTR	80	01/18/2007

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= W133 HXB= W9 N15 W33 S41 E16 FOP= E17 N11 W17 S11$ N11 E17 FOP= S7 E9 N7 W9$ E9 N15$ S15 FOP= S7 E9 N7 W9$ E44 FOP= S7 E9 N7 W9$ E34 FOP= S7 E9 N7 W9$ E34 FOP= S7 E9 N7 W9$ E21 N15$.

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	1993	1993	3	100	2,500	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	0800	C	MULTI-FAM	0		00	0.00	0.00	30,666.00	SF		1.00	1.00	1.50	2.25	3.38	103,498							

REVIEW DATE 02/12/2024 BY TP Total Acres: 0.70 Total Land Value: 103,498 Market: 0 Agricultural: 0 Common: 103,498 PRINTED 11/17/2025 BY SYS