

LOTS 1, 2, 3 & 4 ALSO THAT PART
AS LIES BETWEEN THE OLD & NEW US
COUNTRY CLUB ESTATES S/D. (COLUM

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

2026

34-3S-17-07067-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	04	SINGLE SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
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	0	0 100
Units		14 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

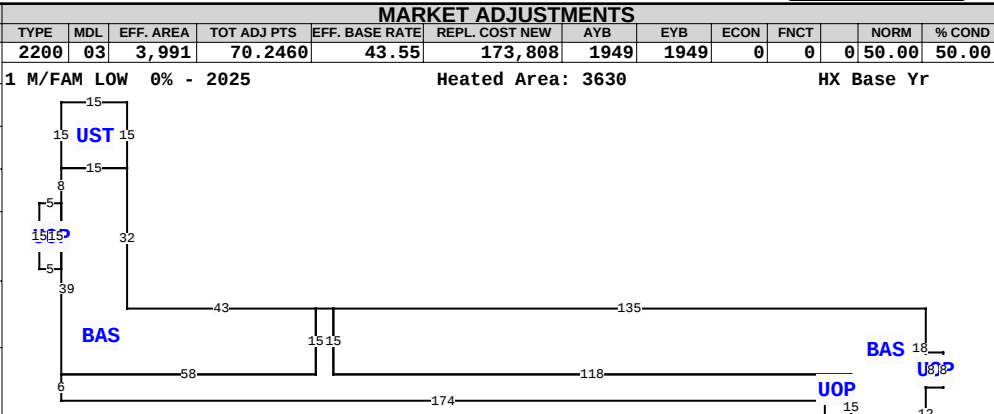
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06

NEIGHBORHOOD/LOC 34317.070 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100		1,350	29,397
BAS	2,280	100		2,280	49,647
UOP	32	20		6	131
UOP	75	20		15	327
UOP	1,194	20		239	5,204
UST	225	45		101	2,200

TOTALS	5,156			3,991	86,904
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0260	PAVEMENT-A	0	0	18	190	UT	0.90	0.90
2	0070	CARPORT UF	0	0	0	0	UT	1,080.00	1,080.00
3	0261	PRCH, UOP	0	0	0	0	UT	0.00	0.00
4	0210	GARAGE U	0	0	0	0	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0300	C	MULTI-FAM	0		CG	310.00	115.00	35,650.00



1949 E DUVAL ST, LAKE CITY				BLD DATE					LGL DATE		
				XF DATE					LAND DATE		
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
3,420.00	UT	0.90	0.90	80	0	0	3	80	2,462		
1.00	UT	1,080.00	1,080.00	50	1993	1993	3	50	540		
1.00	UT	0.00	0.00	100	2012	2012	3	100	200		
1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		212,495	
TOTAL MARKET OB/XF VALUE		4,402	
TOTAL LAND VALUE - MARKET		80,212	
TOTAL MARKET VALUE		297,109	
SOH/AGL Deduction		0	
ASSESSED VALUE		297,109	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		297,109	
TOTAL JUST VALUE		297,109	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		297,109	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052619	Electrical Servic	700	03/17/2025
29115	MAINT/ALTR	40	01/05/2011

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									
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BUILDING DIMENSIONS									
BAS= W135 UOP= W4 BAS= W43 N32 UST= N15 W15 S15 E15\$ W15S8 UOP= W5 S15 E5 N15\$ S39 E58 N15\$ S15 W58 S6 E174 S9 E6N15 W118 N15\$ S15 E118 S15 E17N12 UOP= E4 N8 W4 S8\$ N18\$.									

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