BEG NE COR OF SW1/4 OF SW1/4 RUN
R/W SR-25A, SE ALONG R/W 534 FT
N 507 FT TO POB.

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

2026

20-3S-17-05380-000

BUILDING CHARACTERISTICS

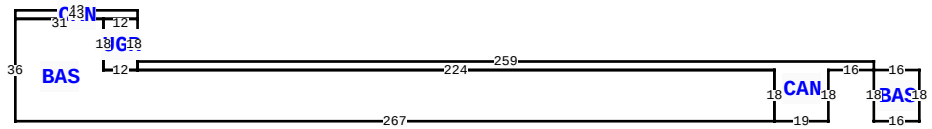
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		16 100
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	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	6,604
BAS	5,364	100		5,364	122,991
CAN	129	30		39	894
CAN	1,119	30		336	7,704
UGR	216	45		97	2,224
TOTALS	7,116			6,124	140,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	6,124	101.9090	76.43	468,057	1947	1947	20	0	0	50.00	30.00

1 M/FAM ROW 0% - 2025 Heated Area: 5652 HX Base Yr



153 NW COUNTY ROAD 25A , LAKE CITY

BLD DATE	07/05/2006 CP	LGL DATE	
XF DATE		LAND DATE	
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	164,822
TOTAL MARKET OB/XF VALUE	2,350
TOTAL LAND VALUE - MARKET	52,688
TOTAL MARKET VALUE	219,860
SOH/AGL Deduction	0
ASSESSED VALUE	219,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,860
TOTAL JUST VALUE	219,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,597

LAND:2:1: ADJ 4 BACK PORTION NOT COMM USED; 1.02 A

BLDG:1:1: SUBSTANDARD RENTS TO LOCAL

LAND:1:1: 48125 SQ FT = 1.11 AC FRONT PORTION ON 4

SALE:1:1: MOTEL - RENTS TO LOCAL RESIDENTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24425	REMODEL	100	04/24/2006

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

CAN= W259 S3 UGR= N18 CAN= N3 W43S3E43$W12 S18 E12$ BAS= W12 N18 W31 S36 E267 N18W224$ E224 S18 E19 N18 E16 BAS= S18 E16 N18 W16$ N3$.

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	0252	LEAN-TO W/	0	0	18	15	270.00	UT	2.00	2.00	50	2003	2003	3	50	270	
2	0297	SHED CONCR	0	0	16	13	208.00	UT	10.00	10.00	100	2003	2003	3	100	2,080	

LAND DESCRIPTION

TOTAL OB/XF 2,350

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	0300	C	MULTI-FAM	0		00	460.00	125.00	48,125.00	SF		1.00	1.00	1.00	0.75	0.75	36,094							
2	9900	C	AC NON-AG	0		00	0.00	0.00	44,250.00	SF		1.00	1.00	0.50	0.75	0.38	16,594							

REVIEW DATE 02/12/2024 BY TP Total Acres: 2.12 Total Land Value: 52,688 Market: 0 Agricultural: 0 Common: 52,688 PRINTED 05/12/2026 BY SYS

BEG NE COR OF SW1/4 OF SW1/4 RUN
R/W SR-25A, SE ALONG R/W 534 FT
N 507 FT TO POB.

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

2026

20-3S-17-05380-000

COLUMBIA COUNTY PROPERTY

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	03	PLASTER 100
Interior Floo	05	ASPH TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

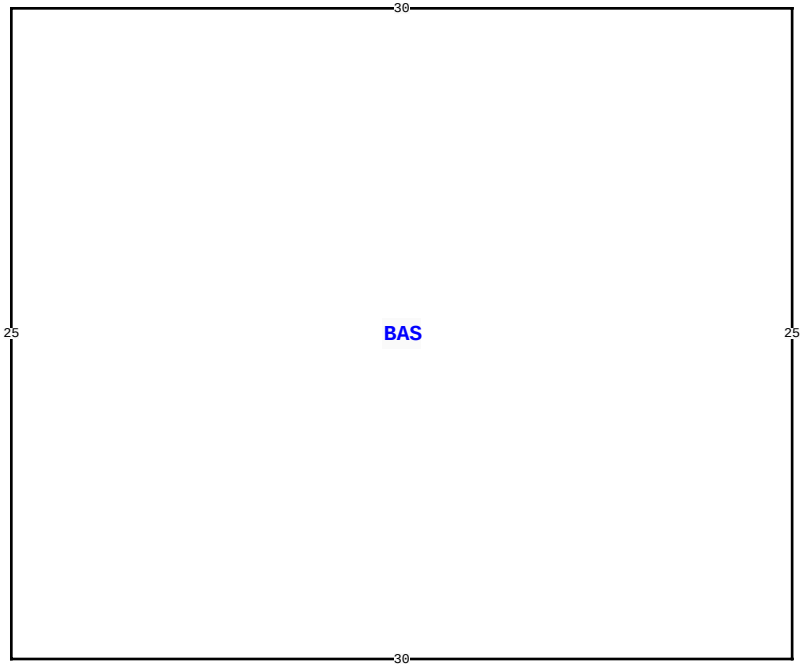
DOR CODE	0300	MULTI-FAM 10+	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100		750	24,405
TOTALS	750			750	24,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	750	85.6380	65.08	48,810	1947	1947	0	0	0	50.00	50.00

2 OFFICE LOW 0% - 2025 Heated Area: 750 HX Base Yr



153 NW COUNTY ROAD 25A , LAKE CITY

BLD DATE	07/05/2006	CP	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

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NCON VALUE	0
INCOME VALUE	
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1459/1716	12/28/2021	WD	U	I	11	0
GRANTOR: OCEAN AVENUE EQUITIES						
GRANTEE: OCEAN AVENUE EQUITI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N25 W30 S25 E30$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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: 2.12 Total Land Value: 52,688 Market: 0 Agricultural: 0 Common: 52,688 PRINTED 05/12/2026 BY SYS