

COMM NE COR LOT 4 BLOCK 10 FOR P
 FT, W 125 FT, S 23 FT, N 77 DEG,
 13 DEG, E 221.82 FT TO S R/W US-

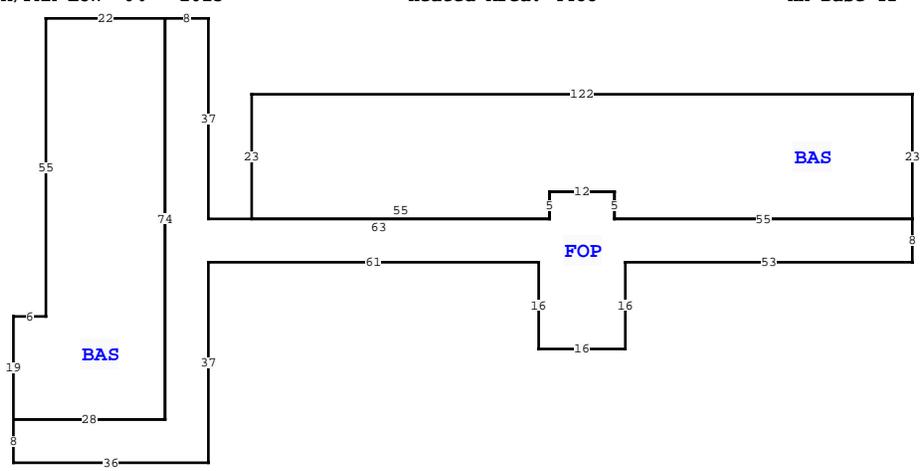
1321 RYBNY LLC
 138 VAN NOSTRAND AVENUE
 JERSEY CITY, NJ 07305

2026

33-3S-17-06430-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	06	VINYL ASB	20
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms	0	100	
Bathrooms	0	100	
Frame	03	MASONRY	100
Story Height		10	100
RMS		14	100
Stories	1.	1.	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	07
NEIGHBORHOOD/LOC	33317.060	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,742	100	
BAS	2,746	100	
FOP	2,236	30	
TOTALS	6,724		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2200	03	5,159	88.1280	54.64	281,888	1951	1951	0	0	50.00	50.00		
1 M/FAM LOW 0% - 2025 Heated Area: 4488 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			242,049	
TOTAL MARKET OB/XF VALUE			3,675	
TOTAL LAND VALUE - MARKET			75,899	
TOTAL MARKET VALUE			321,623	
SOH/AGL Deduction			0	
ASSESSED VALUE			321,623	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			321,623	
TOTAL JUST VALUE			321,623	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			321,623	

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	Q	I	05	6,175,000
GRANTOR: OCEAN AVENUE EQUITIES						
GRANTEE: 1321 RYBNY LLC						
1459/1716	12/28/2021	WD U	U	I	11	0
GRANTOR: OCEAN AVENUE EQUITIES						
GRANTEE: OCEAN AVENUE EQUITI						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
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
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,300	
2	0070	CARPORT UF	0	0	10	15	1.00	UT	0.00	0.00	100	0	0	3	100	375	

TOTAL OB/XF														3,675	
1600 E DUVAL ST, LAKE CITY															

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W22 S55 W6 S19 E28 N74 \$ FOP= S74 W28 S8 E36 N37 E61 S16 E16 N16 E53 N8 BAS= N23 W122 S23 E55 N5 E12 S5 E55 \$ W55 N5 W12 S5 W63 N37 W8\$.

LAND DESCRIPTION			TOTAL OB/XF														3,675							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		CI	185.00	182.00	33,733.00	SF		1.00	1.00	1.00	2.25	2.25	75,899							

