

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

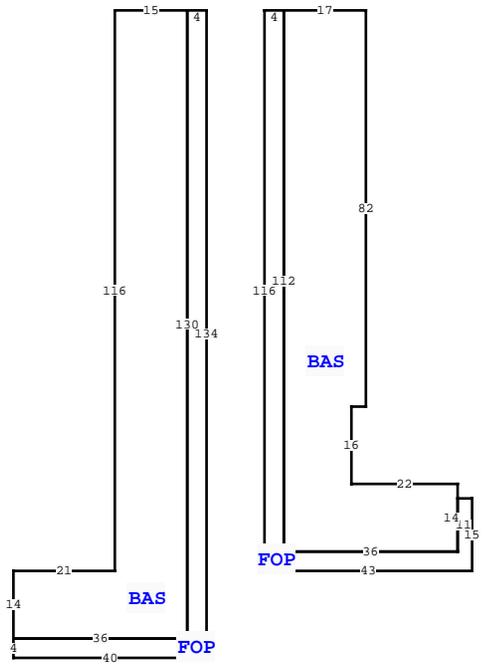
2026

33-3S-17-06494-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	100
Interior Floor	06	VINYL ASB	50
Interior Floor	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
BAS	2,122	100	
BAS	2,244	100	
FOP	653	30	
FOP	680	30	
TOTALS	5,699		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	M/FAM LOW	0%	- 2025									Heated Area: 4366	HX Base Yr



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			170,643
TOTAL MARKET OB/XF VALUE			5,600
TOTAL LAND VALUE - MARKET			136,054
TOTAL MARKET VALUE			312,297
SOH/AGL Deduction			0
ASSESSED VALUE			312,297
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			312,297
TOTAL JUST VALUE			312,297
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	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										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00
2	0070	CARPOT UF	0	0	0	0	400.00	UT	1.50	1.50
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00

TOTAL OB/XF																	
5,600																	
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	1950	1950	3	100	2,000	
2	0070	CARPOT 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	

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\$.									

LAND DESCRIPTION										TOTAL OB/XF														
										5,600														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	2.50	2.50	118,000							
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							

