

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

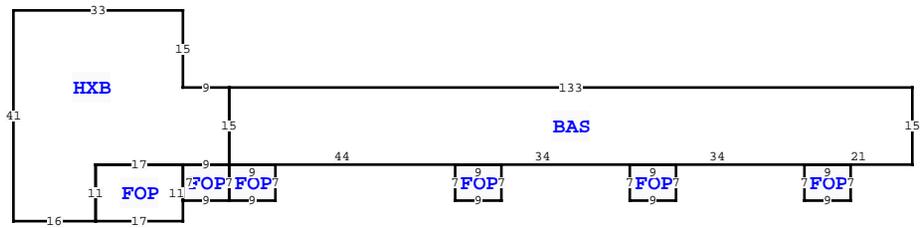
1321 RYBNY LLC  
138 VAN NOSTRAND AVENUE  
JERSEY CITY, NJ 07305

**2026**

34-3S-17-06963-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	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
BAS	1,995	100	
FOP	63	30	
FOP	187	30	
HXB	1,301	100	
TOTALS	3,798		

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: 3296 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			95,534
TOTAL MARKET OB/XF VALUE			2,800
TOTAL LAND VALUE - MARKET			103,498
TOTAL MARKET VALUE			201,832
SOH/AGL Deduction			0
ASSESSED VALUE			201,832
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			201,832
TOTAL JUST VALUE			201,832
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			197,420

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1506/634	1/10/2024	WD Q	I 05
GRANTOR: OCEAN AVENUE EQUITIES			
GRANTEE: 1321 RYBNY LLC			
1459/1716	12/28/2021	WD U	I 11
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	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

2238 E DUVAL ST, LAKE CITY

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

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\$.			

LAND DESCRIPTION														TOTAL OB/XF										
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	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							