

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

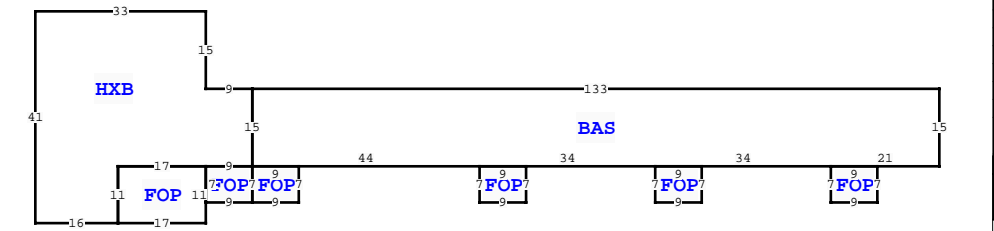
1321 RYBNY LLC  
 138 VAN NOSTRAND AVENUE  
 JERSEY CITY, NJ 07305

**2026**

34-3S-17-06963-000  


ELEMENT	CD	CONSTRUCTION
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	0 100
Units		11 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2200	03	3,447	85.2800	53.73	185,207	1952	1952	0	0	0	50.00	50.00	



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,995	100		1,995	53,596
FOP	63	30		19	511
FOP	63	30		19	511
FOP	63	30		19	511
FOP	63	30		19	511
FOP	63	30		19	511
FOP	187	30		56	1,505
HXB	1,301	100		1,301	34,952
TOTALS	3,798			3,447	92,604

2238 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	MLU

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	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

**COLUMBIA COUNTY PROPERTY** PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		92,604
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		114,998
TOTAL MARKET VALUE		210,402
SOH/AGL Deduction		0
ASSESSED VALUE		210,402
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		210,402
TOTAL JUST VALUE		210,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25427	MAINT/ALTR	80	01/18/2007

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**  
 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\$ 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	2.50	3.75	114,998									