

LOTS 1, 2, 3 & 4 ALSO THAT PART AS LIES BETWEEN THE OLD & NEW US COUNTRY CLUB ESTATES S/D. (COLUM

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

2026

34-3S-17-07067-000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	04	SINGLE SID 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floor	06	VINYL ASB 100
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	0	100
Units	14	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	3,991	70.2460	45.66	182,229	1949	1949	0	0	50.00	50.00		
1 M/FAM LOW 0% - 2025 Heated Area: 3630 HX Base Yr													



Quality	05	05			
DOR CODE	0300	MULTI-FAM 10+			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	34317.070	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100		1,350	30,821
BAS	2,280	100		2,280	52,053
UOP	32	20		6	137
UOP	75	20		15	343
UOP	1,194	20		239	5,457
UST	225	45		101	2,306
TOTALS	5,156			3,991	91,114

COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	2
VALUATION BY			STANDARD	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			218,939	
TOTAL MARKET OB/XF VALUE			4,402	
TOTAL LAND VALUE - MARKET			89,125	
TOTAL MARKET VALUE			312,466	
SOH/AGL Deduction			0	
ASSESSED VALUE			312,466	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			312,466	
TOTAL JUST VALUE			312,466	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			297,109	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052619	Electrical Servic	700	03/17/2025
29115	MAINT/ALTR	40	01/05/2011

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						

EXTRA FEATURES 1949 E DUVAL ST, LAKE CITY

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	18	190	UT	0.90	0.90	80	0	0	3	80	2,462	
2	0070	CARPOT UF	0	0	0	0	UT	1,080.00	1,080.00	50	1993	1993	3	50	540	
3	0261	PRCH, UOP	0	0	0	0	UT	0.00	0.00	100	2012	2012	3	100	200	
4	0210	GARAGE U	0	0	0	0	UT	0.00	0.00	100	2012	2012	3	100	1,200	

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

BUILDING DIMENSIONS									
BAS= W135 UOP= W4 BAS= W43 N32 UST= N15 W15 S15 E15\$ W15S8									
UOP= W5 S15 E5 N15\$ S39 E58 N15\$ S15 W58 S6 E174 S9 E6N15									
W118 N15\$ S15 E118 S15 E17N12 UOP= E4 N8 W4 S8\$ N18\$.									

LAND DESCRIPTION										TOTAL OB/XF										4,402				
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
1	0300	C	MULTI-FAM	0		CG	310.00	115.00	35,650.00	SF		1.00	1.00	1.00	2.50	2.50	89,125							

