

BLOCK 445 LOT 26
SOUTH HILLARD SUB
PB0/21,23

BRESSLER RICHARD H
555 DOVER DRIVE
WALNUT CREEK, CA 94598

2025

05-2N-24-2240-0445-0260



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																			
															VALUATION BY					STANDARD														
															Tax Group: 6					Tax Dist:														
															BUILDING MARKET VALUE					0														
															TOTAL MARKET OB/XF VALUE					0														
															TOTAL LAND VALUE - MARKET					25														
															TOTAL MARKET VALUE					25														
															SOH/AGL Deduction					0														
															ASSESSED VALUE					25														
															TOTAL EXEMPTION VALUE					0														
															BASE TAXABLE VALUE					25														
															TOTAL JUST VALUE					25														
															NCON VALUE					0														
															INCOME VALUE																			
															PREVIOUS YEAR MKT VALUE					25														
DOR CODE			0000 VACANT																															
MAP NUM						MKT AREA			08																									
NEIGHBORHOOD/LOC			8001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
TOTALS																																		
EXTRA FEATURES						CR 108, HILLIARD																												
						BLD DATE										LGL DATE																		
						XF DATE										LAND DATE																		
						INC 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																			
															BUILDING NOTES																			
															BUILDING DIMENSIONS																			
LAND DESCRIPTION															TOTAL OB/XF										0									
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	000100	C	RES	0		OR	0.00	0.00	1.00	UT		1.00	1.00	1.00	25.00	25.00	25																	
REVIEW DATE 05/17/2021 BY MH Total Acres: 0.00 Total Land Value: 25 Market: 0 Agricultural: 0 Common: 25 PRINTED 07/30/2025 BY SYS																																		