LOT 1
L/E OR 1655/1392
DAVIDON EAST PB 5/278

LAROCHE FRANK WILLIAM
28106 DAVIDON PL
HILLIARD, FL 32046

2023

32-4N-24-0310-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

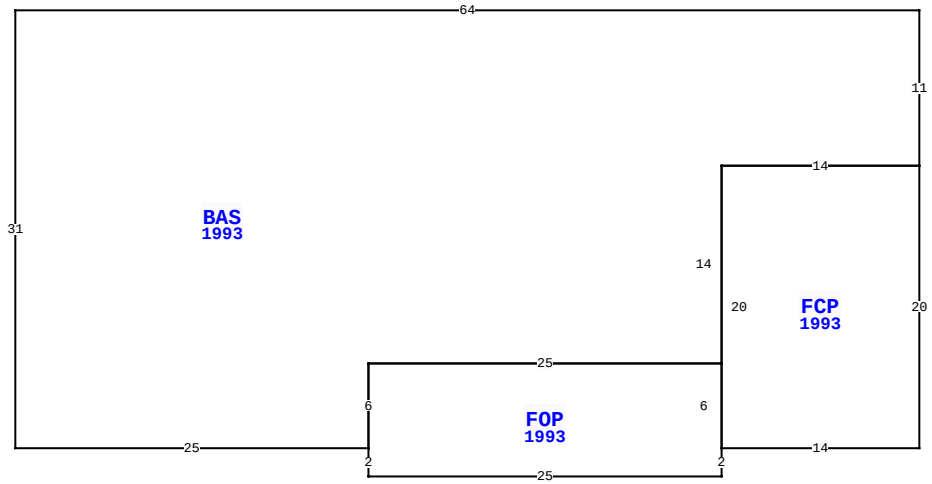
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,554	100	1,554	155,526
FCP	280	25	70	7,006
FOP	200	30	60	6,005
TOTALS	2,034		1,684	168,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,684	102.7800	122.05	205,532	1993	1998	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2019 Heated Area: 1554 HX Base Yr 2019



28106 DAVIDON PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		168,536
TOTAL MARKET OB/XF VALUE		28,538
TOTAL LAND VALUE - MARKET		30,300
TOTAL MARKET VALUE		227,374
SOH/AGL Deduction		126,098
ASSESSED VALUE		101,276
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		46,276
TOTAL JUST VALUE		227,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702988	GARAGE	27,955	05/11/2017
R1514245	REPAIR/RRF	7,000	01/31/2015
7888	NEW CONSTR	66,799	03/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1655/1392	11/24/2009	QC	U	I	14	100
GRANTOR: LAROCHE ETHEL V I						
GRANTEE: LAROCHE ETHEL V I L						
0720/1647	12/29/1994	WD	Q	I		84,500
GRANTOR: MAGER RAYMOND & NANCY						
GRANTEE: LAROCHE ELBERT S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S31 E25 FOP=[YR=1993] S2 E25 N2
FCP=[YR=1993] E14 N20 W14 S20 $ N6 W25 S6$ N6 E25 N14 E14
N11$.

EXTRA FEATURES

LN	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	0802	ASPHALT B	0	100	118	8	944.00	SF	2.40	2.40	100	1995	1995	3	50	1,133	
2	0510	GARAGE WD-	0	100	30	20	600.00	SF	52.50	52.50	100	2017	2017	3	87	27,405	

LAND DESCRIPTION

TOTAL OB/XF 28,538

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	SFR	100	0006	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,300							

REVIEW DATE 07/13/2017 BY TW Total Acres: 1.01 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 08/02/2023 BY SYS