

LAROCHE FRANK WILLIAM
28106 DAVIDON PL
HILLIARD, FL 32046

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall20FACE BRICK 100

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor13LVT/LAMNT 80

Interior Floor11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms23100

Bathrooms22100

Frame02WOOD FRAME 100

Stories Units Occupancy1.001.100
0100NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9007.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,55410019931,554188,571

FCP280251993708,494

FOP200301993607,280

TOTALS2,0341,684204,346

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,684114.2000150.74253,846199319980019.5080.50

1 SNGL FAM - 100% - 2024

Heated Area: 1554

HX Base Yr

BAS1993

FCP1993

FOP1993

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE204,346

TOTAL MARKET OB/XF VALUE26,648

TOTAL LAND VALUE - MARKET45,450

TOTAL MARKET VALUE276,444

SOH/AGL Deduction35,982

ASSESSED VALUE240,462

TOTAL EXEMPTION VALUE13240,462

BASE TAXABLE VALUE0

TOTAL JUST VALUE276,444

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE233,685

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1655/139211/24/2009QCUII14100

GRANTOR:LAROCHE ETHEL V I

GRANTEE:LAROCHE ETHEL V I L

0720/164712/29/1994WDQIQI84,500

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

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10802ASPHALT B01001188944.00SF2.402.40100199519953501,133

20510GARAGE WD-01003020600.00SF52.5052.501002017201738125,515

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006OR0.000.001.01AC1.001.001.0045,000.0045,000.0045,450

REVIEW DATE02/27/2024BYWWA

Total Acres: 1.01Total Land Value: 45,450Market: 0Agricultural: 0Common: 45,450

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