

**LAROCHE FRANK WILLIAM**  
28106 DAVIDON PL  
HILLIARD, FL 32046

# 2026



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

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories1. 1. 100

Units0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9007.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,55410019931,554188,465

FCP280251993708,490

FOP200301993607,276

TOTALS2,0341,684204,231

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

20510GARAGE WD-01003020600.00SF35.0035.001002017201737816,380

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPPTH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006OR0.000.001.01AC1.001.001.0040,000.0040,000.0040,400

REVIEW DATE02/27/2024BYWWATotal Acres: 1.01Total Land Value: 40,400Market: 0Agricultural: 0Common: 40,400PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900011,684114.2000158.74267,318199319930023.6076.40

1 SNGL FAM 100% - 2024Heated Area: 1554HX Base Yr

BAS1993

FCP1993

FOP1993

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/07/2026MLU

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE204,231

TOTAL MARKET OB/XF VALUE16,380

TOTAL LAND VALUE - MARKET40,400

TOTAL MARKET VALUE261,011

SOH/AGL Deduction14,057

ASSESSED VALUE246,954

TOTAL EXEMPTION VALUE13246,954

BASE TAXABLE VALUE0

TOTAL JUST VALUE261,011

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE276,444

PERMIT NUMDESCRIPTIONAMTISSUED

1702988GARAGE27,95505/11/2017

R1514245REPAIR/RRF7,00001/31/2015

7888NEW CONSTR66,79903/04/1992

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQU / I / V / I / RSN CD SALE PRICE

1655/139211/24/2009QC U I 14100

GRANTOR: LAROCHE ETHEL V I

GRANTEE: LAROCHE ETHEL V I L

0720/164712/29/1994WD Q I84,500

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\$.