LOT 234
HICKORY VILLAGE #4 PB 7/122

LEONARDI JUNE S L/E/
86237 SAND HICKORY TRAIL
YULEE, FL 32097

2026

42-2N-27-435H-0234-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

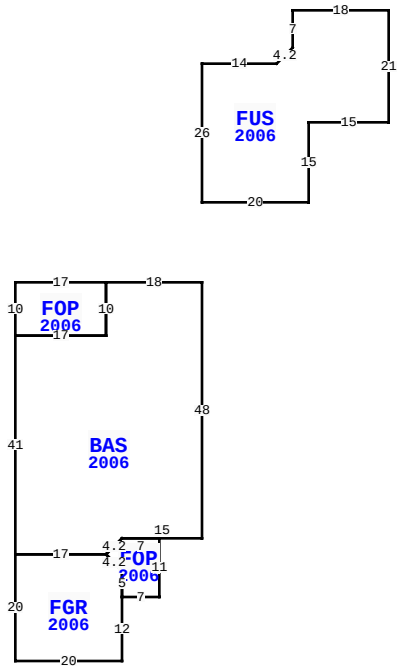
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	2006	1,566	163,505
FGR	396	55	2006	218	22,762
FOP	86	30	2006	26	2,715
FOP	170	30	2006	51	5,325
FUS	870	100	2006	870	90,837
TOTALS	3,088			2,731	285,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,731	109.8720	115.37	315,075	2006	2006	0	0	0	9.50	90.50

1 SINGLE FAM 100% - 2024 Heated Area: 2436 HX Base Yr 2024



86237 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,143
TOTAL MARKET OB/XF VALUE		55,760
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		400,903
SOH/AGL Deduction		0
ASSESSED VALUE		400,903
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		349,492
TOTAL JUST VALUE		400,903
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25371	ELEC OTHER	0	08/01/2012
B26058	SWIM POOL	33,972	05/01/2012
C0516333	CO ISSUED	0	11/01/2005
B0516333	NEW CONSTR	0	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2745/1188	10/24/2024	LE	U	I	11	100
GRANTOR: LEONARDI JUNE S						
GRANTEE: LEONARDI JAMIE M						
2584/0185	8/15/2022	WD	Q	I	01	435,900
GRANTOR: LEMOND BRANDY C & BRE						
GRANTEE: LEONARDI JUNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FOP=[YR=2006] W17 S10 E17 N10$ S10 W17 S41
FGR=[YR=2006] S20 E20 N12 FOP=[YR=2006] E7 N11 W7 L3 D3
D3 R3 S5$ N5 L3 U3 W17$ E17 U3 R3 E15 N48$ PTR= N15
FUS=[YR=2006] N26 E14 R3 U3 N7 E18 S21 W15 S15 W20$ S15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2012	2012	05	90	54,000	

LAND DESCRIPTION

TOTAL OB/XF 55,760

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	RES	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS