LOT 37
IN OR 2243/1126
PAGE HILL #1 PB 6/237

LENGYEL JOSEPH B TRUST/LENGYEL JOSEPH B TRUSTEE
86174 WORTHINGTON DRIVE
YULEE, FL 32097

2025

51-3N-27-1625-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

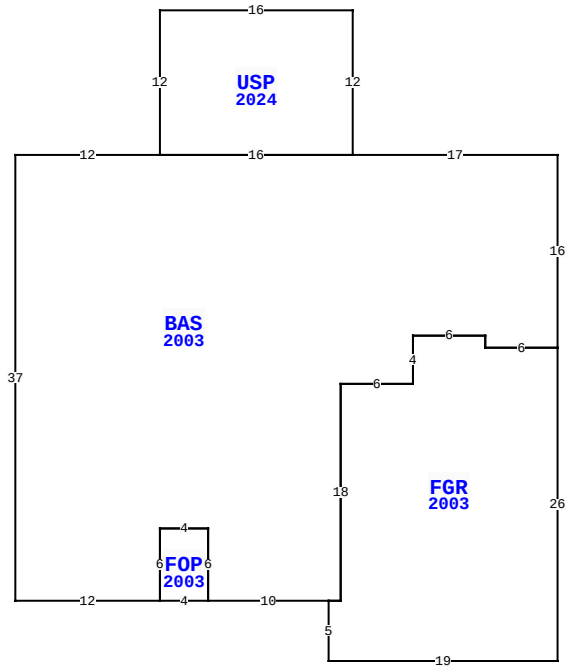
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	30	VINYL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4039.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,275	100	2003	1,275	171,652
FGR	461	55	2003	254	34,196
FOP	24	30	2003	7	943
USP	192	30	2024	58	7,809
TOTALS	1,952			1,594	214,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,594	125.3274	150.39	239,722	2003	2003	0	0	0	10.48	89.52

1 SINGLE FAM – 100% - 2018 Heated Area: 1275 HX Base Yr 2018



86174 WORTHINGTON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		214,599
TOTAL MARKET OB/XF VALUE		4,676
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		304,275
SOH/AGL Deduction		150,075
ASSESSED VALUE		154,200
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,478
TOTAL JUST VALUE		304,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R024375	REPAIR/RRF	2,000	08/01/2002
B0210147	NEW CONSTR	165,611	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/1126	12/13/2018	QC	U	I	11	100
GRANTOR: LENGYEL JOSEPH B & SH						
GRANTEE: LENGYEL JOSEPH B &						
2131/0374	6/28/2017	WD	Q	I	01	170,000
GRANTOR: ANDERSON JAMES R & DE						
GRANTEE: LENGYEL JOSEPH B &						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,188.00	SF	4.80	4.80	100	2003	2003	3	82	4,676	

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W17 W16 W12 S37 E12 N6 E4 S6 E10 E1 N18 E6 N4 E6 S1 E6 N16 $
FGR=[YR=2003;ORIG=-19,37] S5 E19 N26 W6 N1 W6 S4 W6 S18 W1 $
FOP=[YR=2003;ORIG=-33,37] E4 N6 W4 S6 $
USP=[YR=2024;ORIG=-33,0] E16 N12 W16 S12 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,676

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 04/24/2024 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS