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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

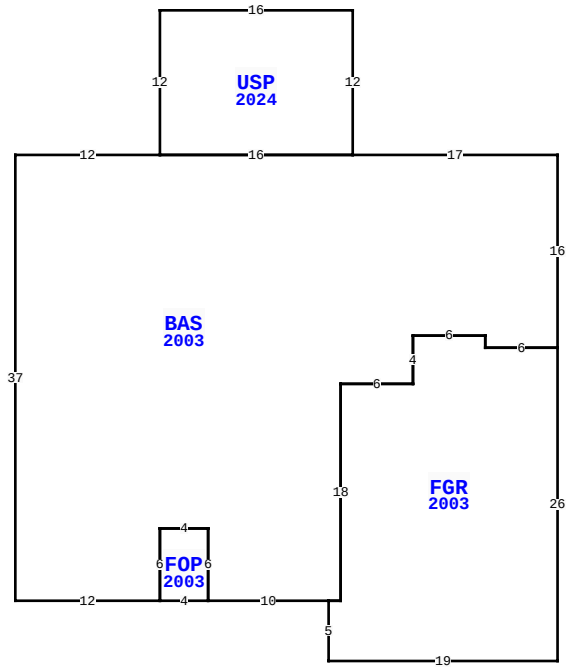
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	30	VINYL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	161,772
FGR	461	55	2003	254	32,228
FOP	24	30	2003	7	888
USP	192	30	2024	58	7,359
TOTALS	1,952			1,594	202,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,594	102.5406	142.53	227,193	2003	2003	0	0	0	10.98	89.02

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



86174 WORTHINGTON DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/23/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		202,247
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		292,247
SOH/AGL Deduction		133,884
ASSESSED VALUE		158,363
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		106,952
TOTAL JUST VALUE		292,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,275

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

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 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 04/24/2024 BY KWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS