PT OF E PT OF SEC SO OF S-121
& W OF US # 1
IN OR 2659 PG 452, OR 2481-791

ACHIEVE YOUR TRUE POTENTIAL LLC
463688 ST RD 200 1-362
YULEE, FL 32097

2025

39-4N-23-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	128,894
TOTAL MARKET VALUE	128,894
SOH/AGL Deduction	22,558
ASSESSED VALUE	106,336
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,336
TOTAL JUST VALUE	128,894
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2659/452	8/02/2023	WD	Q	V	01	100,100
GRANTOR: BRYANT JOHN						
GRANTEE: ACHIEVE YOUR TRUE P						
0765/0355	7/15/1996	WD	Q	V	05	30,000
GRANTOR: BARNETT BANK OF NASSA						
GRANTEE: BRYANT JOHN						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 DC
INC DATE		AG DATE	

CR 121, HILLIARD

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0	0004	CG			234,353.00	SF		1.00	1.00	0.55	1.00	0.55	128,894							

REVIEW DATE 04/29/2025 BY MLU Total Acres: 5.38 Total Land Value: 128,894 Market: 0 Agricultural: 0 Common: 128,894 PRINTED 07/30/2025 BY SYS