

BROWN TODD & SOODI AMIRI
30 S 3RD ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0013-0100

NASSAU COUNTY PROPERTY						PAGE 1 of 2		2
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 2			Tax Dist:					
BUILDING MARKET VALUE					910,338			
TOTAL MARKET OB/XF VALUE					51,176			
TOTAL LAND VALUE - MARKET					665,000			
TOTAL MARKET VALUE					1,626,514			
SOH/AGL Deduction					0			
ASSESSED VALUE					1,626,514			
TOTAL EXEMPTION VALUE			HX HB		51,411			
BASE TAXABLE VALUE					1,575,103			
TOTAL JUST VALUE					1,626,514			
NCON VALUE					140,415			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					1,401,112			
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
BLDR-2025-1		CONSTRUCTION OF A			175,000		07/07/2025	
2025-0042		DEMO FGR			5,000		04/07/2025	
2024-0270		RE ROOF GARAGE WI			0		09/20/2024	
20151225		KITCHENADD			105,000		05/29/2015	
20122204		ROW CONCRETE			0		10/26/2012	
20121680		6'WOOD FENCE			0		08/15/2012	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2745/263		10/22/2024		WD	Q	I	01	1,700,000
GRANTOR:ERICKSON ROBERT D & L								
GRANTEE:BROWN TODD & SOODI								
1915/1439		5/02/2014		WD	Q	I	01	525,000
GRANTOR:MOCK DOUGLAS ANDY & S								
GRANTEE:ERICKSON ROBERT D &								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1993;ORIG=0,0] W20 W8 S2 W4 S3 E3 S19 W4 S19 E35 N16								
N1 W1 N20 W1 N6 \$								
FUS=[YR=1993;ORIG=15,20] E10 N18 E24 S21 E1 S16 W1 W34 N19 \$								
BAS=[YR=2015;ORIG=-55,5] S19 E26 N19 W26 \$								
PTR=[ORIG=3,0] E15 S20 W15 N20 \$								
UOP=[YR=1993;ORIG=-33,43] S8 E34 N8 W34 \$								
FOP=[YR=2015;ORIG=-32,-6] W23 S11 E20 N3 E3 N8 \$								
FUS=[YR=1993;ORIG=31,39] S8 W16 N8 E16 \$								
FOP=[YR=2015;ORIG=-20,0] N6 W12 S6 E12 \$								
FOP=[YR=2015;ORIG=2,27] E3 N2 N5 W4 S6 E1 S1 \$								
STP=[YR=2015;ORIG=-20,-6] N3 W8 S3 E8 \$								
STP=[YR=2015;ORIG=5,25] E3 N3 W3 S3 \$								
ND LUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
665,000								
Common: 665,000								
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