

LOT 41
IN OR 2150/1710
OCEAN OAKS PB 6/50

LOZANO JOSE G &/CHARUN MARIA L
2730 OCEAN OAKS DR S
FERNANDINA BEACH, FL 32034

2023

00-00-31-1550-0041-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	01
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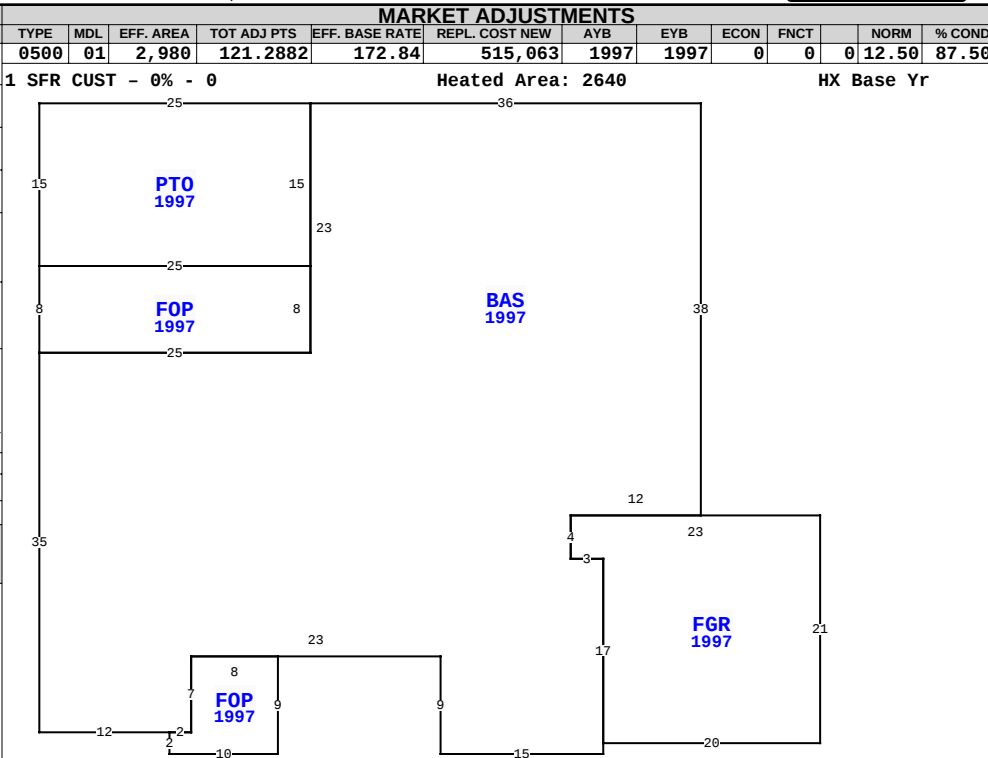
NEIGHBORHOOD/LOC	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,640	100	2,640	399,261
FGR	432	55	238	35,994
FOP	76	30	23	3,478
FOP	200	30	60	9,074
PTO	375	5	19	2,874

TOTALS	3,723		2,980	450,680
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0819	CONC 12"	0	0	4	10	40.00	SF	9.50	9.50	
3	0910	SCRN RM L	0	0	15	25	375.00	SF	15.00	15.00	
4	0810	CONCRETE A	0	0	0	0	985.00	SF	6.50	6.50	
5	1241	WD DECK G	0	0	9	3	27.00	UT	11.50	11.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003	R-1	0.00	0.00	1.00	LT	



2730 S OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	0819	CONC 12"	0	0	4	10	40.00	SF	9.50	9.50	100	1997	1997	3	75	285	
3	0910	SCRN RM L	0	0	15	25	375.00	SF	15.00	15.00	100	1997	1997	3	20	1,125	
4	0810	CONCRETE A	0	0	0	0	985.00	SF	6.50	6.50	100	1997	1997	3	75	4,802	
5	1241	WD DECK G	0	0	9	3	27.00	UT	11.50	11.50	100	1997	1997	3	26	81	

TOTAL OB/XF											
9,128											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		450,680	
TOTAL MARKET OB/XF VALUE		9,128	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		684,808	
SOH/AGL Deduction		134,050	
ASSESSED VALUE		550,758	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		550,758	
TOTAL JUST VALUE		684,808	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		563,199	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10455B	NEW CONSTR	158,000	11/07/1997
972199	XF0B	2,500	10/28/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2150/1710	10/06/2017	TD	U	I	11
GRANTOR: DAWSEY TERESA R TRUST					
GRANTEE: LOZANO JOSE G & MAR					
1000/0549	7/31/2001	QC	U	I	01
GRANTOR: DAWSEY TERESA R					
GRANTEE: DAWSEY TERESA R TRU					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W36 PTO=[YR=1997] W25 S15 FOP=[YR=1997] S8 E25 N8 W25 \$ E25 N15 \$ S23 W25 S35 E12 FOP=[YR=1997] S2 E10 N9 W8 S7 W2 \$ E2 N7 E23 S9 E15 N1 FGR=[YR=1997] E20 N21 W23 S4 E3 S17 \$ N17 W3 N4 E12 N38 \$.											