

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

2024

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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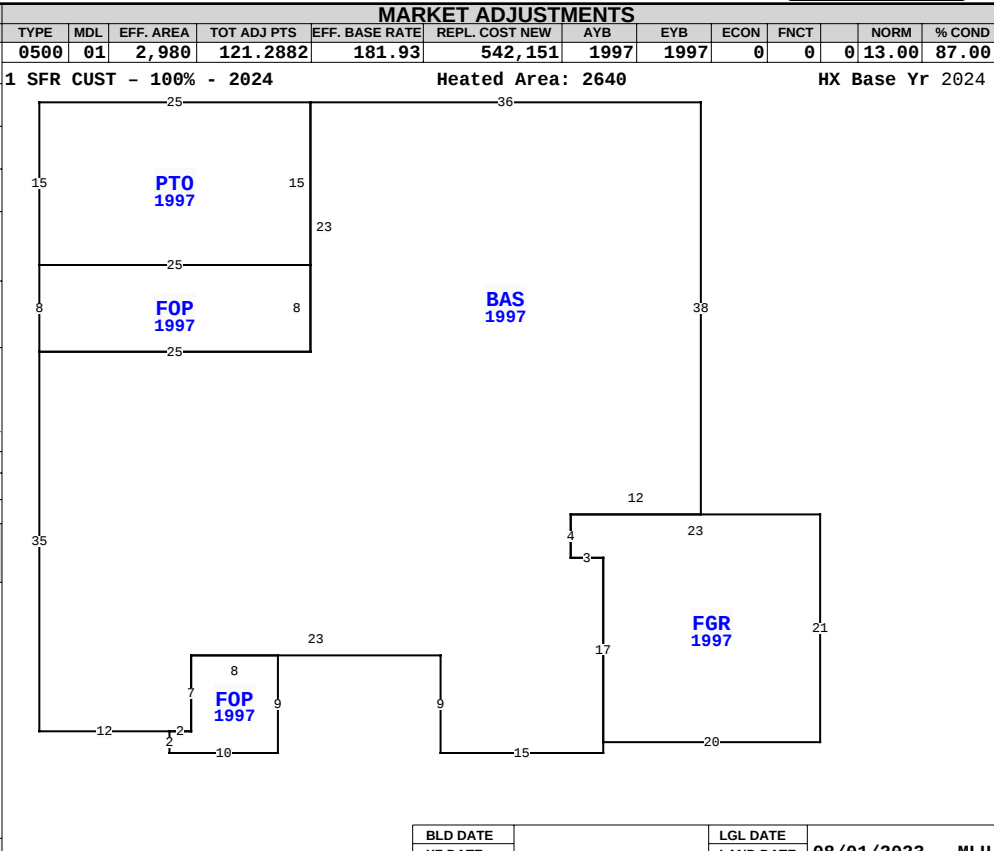
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,640	100	2,640	417,857
FGR	432	55	238	37,670
FOP	76	30	23	3,640
FOP	200	30	60	9,497
PTO	375	5	19	3,008
TOTALS	3,723		2,980	471,671

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	0819	CONC 12"	0	100	4	10	40.00	SF	9.50	9.50	100	1997	1997	3	73	277	
3	0910	SCRN RM L	0	100	15	25	375.00	SF	15.00	15.00	100	1997	1997	3	20	1,125	
4	0810	CONCRETE A	0	100	0	0	985.00	SF	6.50	6.50	100	1997	1997	3	73	4,674	
5	1241	WD DECK G	0	100	9	3	27.00	UT	11.50	11.50	100	1997	1997	3	25	78	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							



2730 S OCEAN OAKS DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 8,954

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		471,671	
TOTAL MARKET OB/XF VALUE		TOTAL LAND VALUE - MARKET		8,954	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		225,000	
TOTAL MARKET VALUE		SOH/AGL Deduction		705,625	
SOH/AGL Deduction		ASSESSED VALUE		0	
ASSESSED VALUE		TOTAL EXEMPTION VALUE		705,625	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE		TOTAL JUST VALUE		655,625	
TOTAL JUST VALUE		NCON VALUE		705,625	
NCON VALUE		INCOME VALUE		0	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		684,808	
PREVIOUS YEAR MKT VALUE					

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	SALE PRICE
2150/1710	10/06/2017	TD	U	I	11	430,000
GRANTOR: DAWSEY TERESA R TRUST						
GRANTEE: LOZANO JOSE G & MAR						
1000/0549	7/31/2001	QC	U	I	01	100
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 \$.