

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

2025

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 Floo	14	CARPET 50
Interior Floo	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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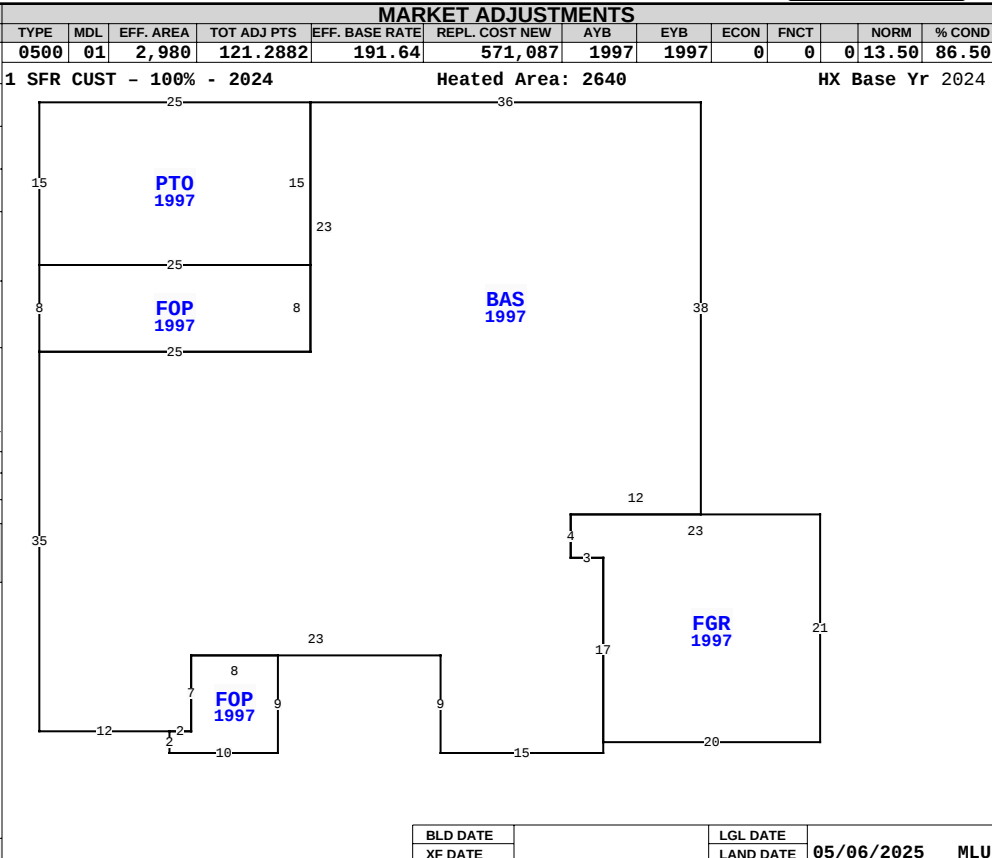
NEIGHBORHOOD/LOC	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,640	100	1997	2,640	437,629
FGR	432	55	1997	238	39,453
FOP	76	30	1997	23	3,813
FOP	200	30	1997	60	9,946
PTO	375	5	1997	19	3,149
TOTALS	3,723			2,980	493,990

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
2	0819	CONC 12"	0	100	4	10	40.00	SF	9.50	9.50
3	0910	SCRN RM L	0	100	15	25	375.00	SF	15.00	15.00
4	0810	CONCRETE A	0	100	0	0	985.00	SF	6.50	6.50
5	1241	WD DECK G	0	100	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
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT

REVIEW DATE	05/12/2019	BY	KBA
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2730 S OCEAN OAKS DR, FERNANDINA BEACH	BLD DATE		LGL DATE	05/06/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF										
8,849										

Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		493,990	
TOTAL MARKET OB/XF VALUE		8,849	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		802,839	
SOH/AGL Deduction		76,751	
ASSESSED VALUE		726,088	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		675,366	
TOTAL JUST VALUE		802,839	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		705,625	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10455B	NEW CONSTR	158,000	11/07/1997
972199	XFOB	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	Q	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 \$.						