

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

2026

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

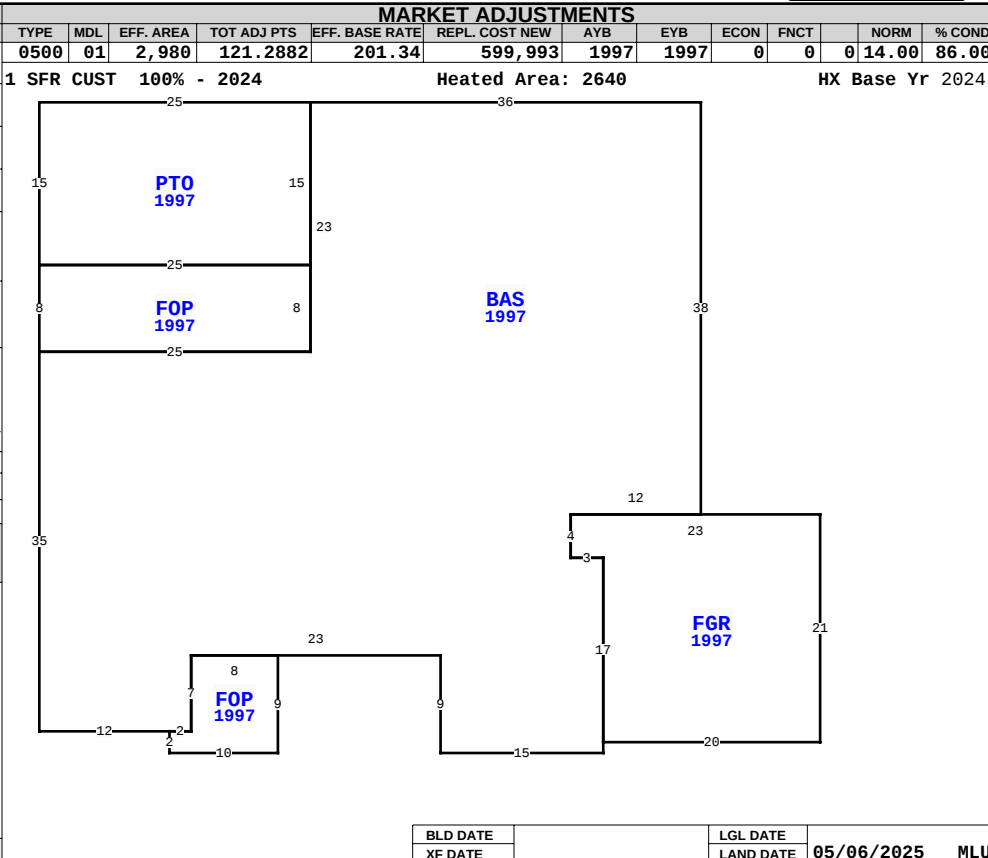
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,640	100	1997	2,640	457,123
FGR	432	55	1997	238	41,210
FOP	76	30	1997	23	3,983
FOP	200	30	1997	60	10,389
PTO	375	5	1997	19	3,290
TOTALS	3,723			2,980	515,994

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1997
2	0819	CONC 12"	0	100	4	40.00	SF	9.50	9.50	100	1997
3	0910	SCRN RM L	0	100	15	375.00	SF	15.00	15.00	100	1997
5	1241	WD DECK G	0	100	9	27.00	UT	11.50	11.50	100	1997

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT	1.00

REVIEW DATE 01/01/2023 BY CD



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											
4,157											

Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		515,994	
TOTAL MARKET OB/XF VALUE		4,157	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		820,151	
SOH/AGL Deduction		74,459	
ASSESSED VALUE		745,692	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		694,281	
TOTAL JUST VALUE		820,151	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		802,839	

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	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 \$.											

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