BLOCK 3 LOT 22
IN OR 2500/886
ESMT PT OR 1861/825

GRISSINGER JASON DANIEL
44008 LINDSEY LANE
CALLAHAN, FL 32011

2025

32-2N-25-2920-0003-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

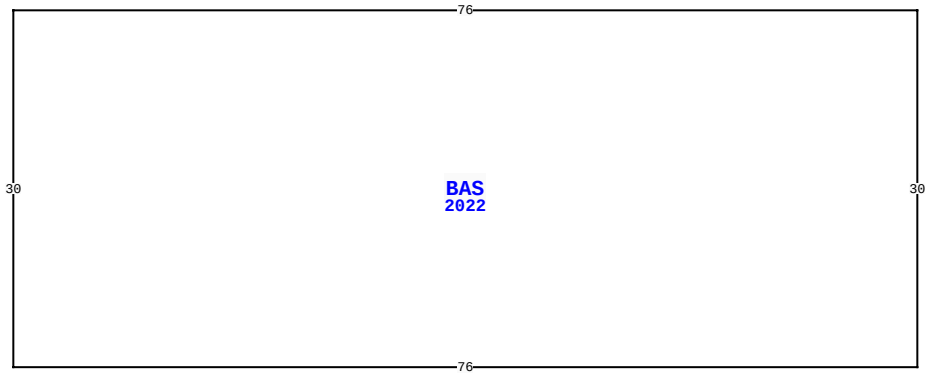
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2022	2,280	245,270
TOTALS	2,280			2,280	245,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	129.1400	109.77	250,276	2022	2022	0	0	0	2.00	98.00

2 M/H 94+ – 100% - 2023 Heated Area: 2280 HX Base Yr 2023



44008 LINDSEY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		267,067
TOTAL MARKET OB/XF VALUE		3,090
TOTAL LAND VALUE - MARKET		117,990
TOTAL MARKET VALUE		388,147
SOH/AGL Deduction		70,573
ASSESSED VALUE		317,574
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		266,852
TOTAL JUST VALUE		388,147
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,675

VIN: LOHGA30073639(A/B) __ TITLE: 151802923 + 1518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012923	CO ISSUED	0	11/14/2022
22012923	MH MOVE-ON	0	08/23/2022
MH003109	MH MOVE-ON	0	05/01/2000
7633	REPAIR/RRF	5,034	10/23/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2500/0886	9/22/2021	WD	Q	I	01	150,000
GRANTOR: BOYETT RICHARD D REVO						
GRANTEE: GRISSINGER JASON DA						
1672/0830	4/19/2010	QC	U	I	11	100
GRANTOR: BOYETT E L						
GRANTEE: BOYETT RICHARD D TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W76 S30 E76 N30$.

EXTRA FEATURES

LN	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	0681	POLE SHED	0	100	32	20	640.00	SF	15.00	15.00	100	1960	1960	3	20	1,920	
2	0681	POLE SHED	0	100	13	30	390.00	SF	15.00	15.00	100	1990	1990	3	20	1,170	

LAND DESCRIPTION

TOTAL OB/XF 3,090

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0005	OR	0.00	0.00	4.37	AC		1.00	1.00	0.90	30,000.00	27,000.00	117,990							

REVIEW DATE 01/03/2023 BY KW Total Acres: 4.37 Total Land Value: 117,990 Market: 0 Agricultural: 0 Common: 117,990 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

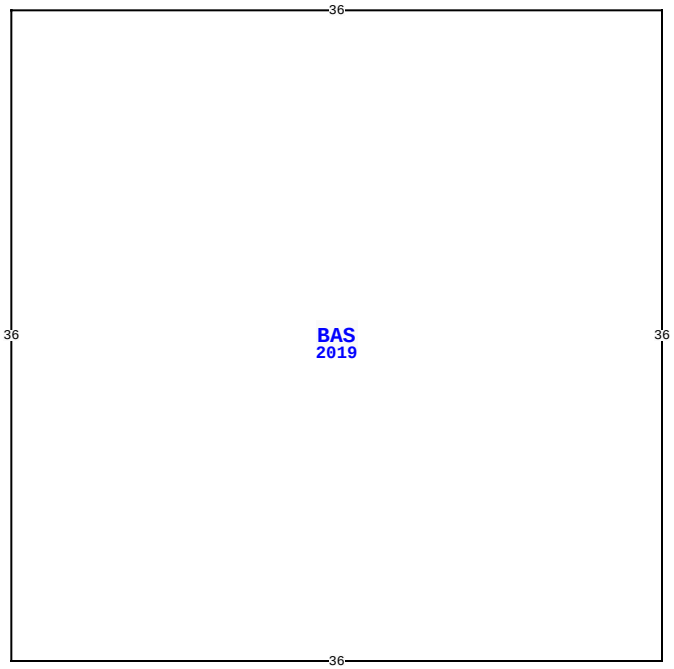
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2019	1,296	21,797
TOTALS	1,296			1,296	21,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,296	59.8000	22.13	28,680	2007	2007	0	0	0	24.00	76.00

3 GARAGE RES – 100% - 2023 Heated Area: 1296 HX Base Yr 2023



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GRANTEE: GRISSINGER JASON DA						
1672/0830	4/19/2010	QC	U	I	11	100
GRANTOR: BOYETT E L						
GRANTEE: BOYETT RICHARD D TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W36 S36 E36 N36$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/03/2023 BY KW Total Acres: 4.37 Total Land Value: 117,990 Market: 0 Agricultural: 0 Common: 117,990 PRINTED 07/30/2025 BY SYS