IN OR 2107/1317
EX 11-1 11-2 & 11-3

SIKES JESSICA J
541369 LEM TURNER RD
CALLAHAN, FL 32011

2026

46-2N-25-0000-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	05	Quality Level 05

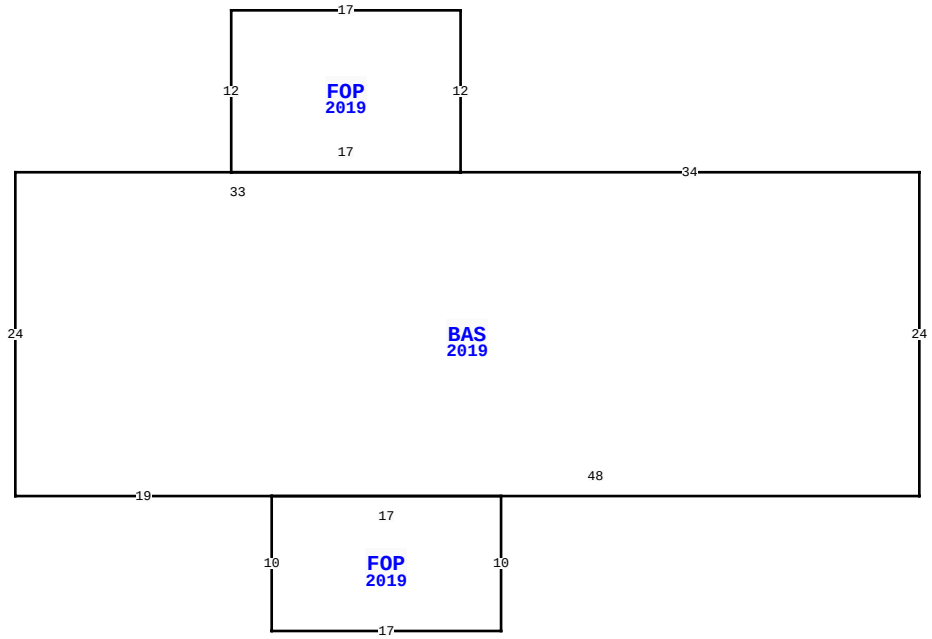
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	2019	1,608	195,361
FOP	170	30	2019	51	6,196
FOP	204	30	2019	61	7,411
TOTALS	1,982			1,720	208,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,720	119.9000	125.90	216,548	1956	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2019 Heated Area: 1608 HX Base Yr 2019



541369 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		208,969
TOTAL MARKET OB/XF VALUE		30,432
TOTAL LAND VALUE - MARKET		101,200
TOTAL MARKET VALUE		340,601
SOH/AGL Deduction		118,212
ASSESSED VALUE		222,389
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		170,978
TOTAL JUST VALUE		340,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,952

6/2023KW: MISC WD + ALUMN STRGS = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240009437	16X28 VINYL LINER	59,000	08/13/2024
18005339	REMODEL	85,000	07/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2107/1317	2/13/2017	LE	U	I	11	100
GRANTOR: BRANDIES SHERYL L						
GRANTEE: SIKES JESSICA J						
1850/1835	4/12/2013	QC	U	I	11	100
GRANTOR: BRANDIES SHERYL L & D						
GRANTEE: BRANDIES DORIS H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W34 FOP=[YR=2019] N12 W17 S12 E17$ W33 S24 E19
FOP=[YR=2019] S10 E17 N10 W17$ E48 N24$.

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	0940	SHEDS/PORT	0	100	6	12	72.00	SF	30.00	30.00	100	1980	1980	3	20	432	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	30,000.00	30,000.00	100	2025	2024	02	100	30,000	

LAND DESCRIPTION

TOTAL OB/XF 30,432

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		OR	0.00	0.00	2.53	AC		1.00	1.00	1.00	40,000.00	40,000.00	101,200							

REVIEW DATE 10/08/2024 BY TW Total Acres: 2.53 Total Land Value: 101,200 Market: 0 Agricultural: 0 Common: 101,200 PRINTED 07/09/2026 BY SYS