

MUNN RAYMOND
87005 KIP LN
YULEE, FL 32097

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 50
Exterior Wall17CB STUCCO 50
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 70
Interior Floor08SHT VINYL 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms4 100
Bathrooms2.5 100

Frame Stories Units03MASONRY 100
2. 100
0 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4055.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREAMARKET VALUE
BAS	1,237	100	2006	1,237	114,087
FGR	623	55	2006	343	31,634
FOP	18	30	2006	5	462
FSP	280	40	2006	112	10,330
FUS	1,644	100	2006	1,644	151,624
PTO	28	5	2006	1	92

TOTALS	3,830			3,342	308,228
--------	-------	--	--	-------	---------

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBNORM% COND

0100013,34297.0600101.91340,58320062006009.5090.50

1 SINGLE FAM 100% - 2019 Heated Area: 2881 HX Base Yr

The floor plan shows a main rectangular building with several additions. Key areas are labeled: BAS (Basement) 2006, FGR (Front Garage) 2006, PTO (Patio/Terrace Overhang) 2006, FUS (Furnace Room) 2006, and FSP (Side Porch) 2006. Dimensions include lengths like 10, 27, 13, 34, 21, 14, 30, 29, 19, 10, 28, 7, 12, 18, 8, 31, 4, 12, 20, 51, 36.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

Tax Group: 4 Tax Dist:

STANDARD

BUILDING MARKET VALUE 308,228

TOTAL MARKET OB/XF VALUE 0

TOTAL LAND VALUE - MARKET 65,000

TOTAL MARKET VALUE 373,228

SOH/AGL Deduction 27,183

ASSESSED VALUE 346,045

TOTAL EXEMPTION VALUE 13 346,045

BASE TAXABLE VALUE 0

TOTAL JUST VALUE 373,228

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 363,676

PERMIT NUM DESCRIPTION AMT ISSUED

B15858 NEW CONSTR 0 01/25/2006

SALES DATA

OFF RECORD Number DATE TYPE INST Q / I V / I RSN CD SALE PRICE

1901/1356 1/30/2014 SW U I 12 144,100

GRANTOR:FANNIE MAE

GRANTEE:MUNN RAYMOND

1880/1627 8/21/2013 WD U I 12 180,000

GRANTOR:TERRY ROY III & AMAND

GRANTEE:FEDERAL NATIONAL MO

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2006;ORIG=30,51] N31 E8 S10 W8 S4 E8 S2 E12 N36 W40 S51 E20 \$
BAS=[YR=2006;ORIG=0,0] W13 W27 S28 E19 S7 E3 N3 E6 S2 E12 N34 \$
FGR=[YR=2006;ORIG=-50,28] S21 E30 N14 W1 N7 W29 \$
FSP=[YR=2006;ORIG=-40,0] W10 S28 E10 N28 \$
PTO=[YR=2006;ORIG=-13,0] N4 W7 S4 E7 \$
FOP=[YR=2006;ORIG=-18,35] E6 N3 W6 S3 \$
.

LAND DESCRIPTION TOTAL OB/XF 0

L N USE CODE CLS LAND USE DESCRIPTION CAP RD LOC ZONE FRONT DEPTH TOT LND UTSTYPE DT DPHT 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 0003 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 65,000.00 65,000.00 65,000

REVIEW DATE 04/23/2024 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS