

Attachment h:

Documentation for the Monroe County Property Appraiser's
Office for the time on or about April 1, 2010 (Green Card)



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1004499 Parcel ID: 00004320-000000

Ownership Details

Mailing Address:

FAVELLI GEORGEANN MARION LIVING TRUST 1/19/06
1523 PATRICIA ST
KEY WEST, FL 33040-5034

Property Details

PC Code: 39 - HOTELS,MOTELS

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range:
06-68-25

Property Location: 325 DUVAL ST Unit Number: REAR KEY WEST

Legal Description: KW PT LOT 4 SQR 24 H3-262 G39-327/28 OR107-365/66 OR1190-2210 OR1198-1129/30 OR1235-1123D/C
OR1235-1124/43 OR1235-1146/47 OR1236-2011/30WILL OR1236-2031/32AFF OR1236-2033/34 OR1304-1938/39 OR1370-1576/77 OR1374-458/62 RES NO 95-290 OR2584-398/400 OR2587-2044/45C OR2599-1466/68C

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	12,811.00 SF

Building Summary

Number of Buildings: 2
Number of Commercial Buildings: 1

Total Living Area: 6235
Year Built: 1933

Building 1 Details

Building Type
Effective Age 21
Year Built 1933
Functional Obs 0

Condition E
Perimeter 374
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 27
Grnd Floor Area 3,595

Inclusions:

Roof Type
Heat 1
Heat Src 1

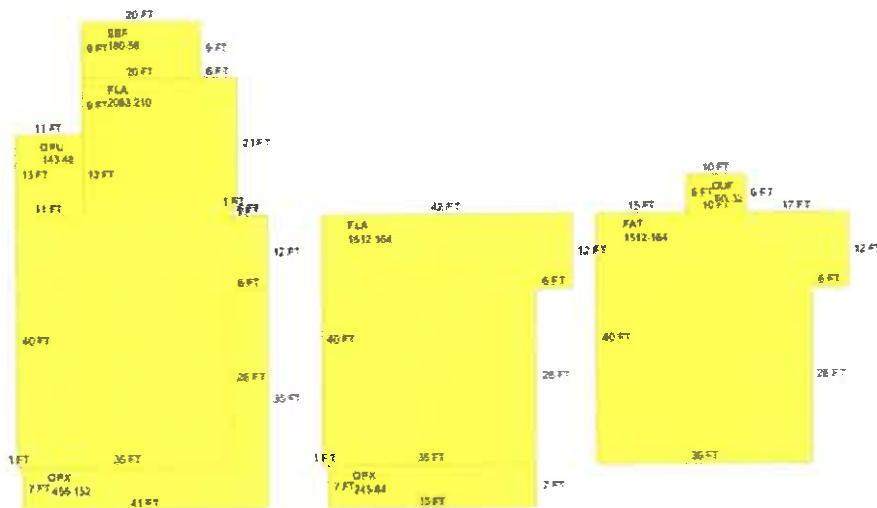
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 6
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 18

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 1
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					2,083
2	SBF		1	1990					180
3	OPU		1	1990					143
4	OPX		1	1990					455
5	FLA		1	1990					1,512
6	OPX		1	1990					245

7	FAT	1	1990	1,512
8	OUF	1	1990	60

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1215	HOTEL/MOTEL B	100	Y	Y
	1216	HOTEL/MOTEL B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
362	AB AVE WOOD SIDING	100

Building 2 Details

Building Type R2
Effective Age 11
Year Built 2000
Functional Obs 0

Condition G
Perimeter 296
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 10
Grnd Floor Area 2,640

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

Roof Type GABLE/HIP

Heat 1 FCD/AIR DUCTED

Heat Src 1 ELECTRIC

Roof Cover METAL

Heat 2 NONE

Heat Src 2 NONE

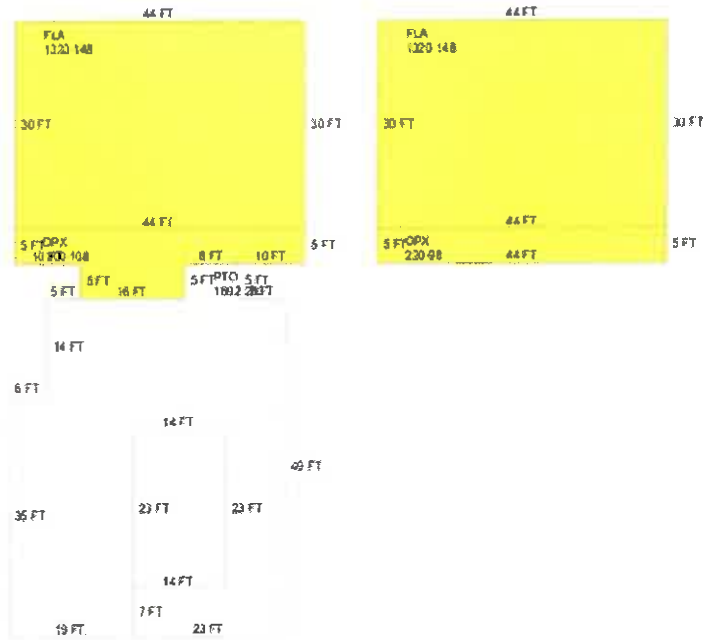
Foundation WD CONC PADS

Bedrooms 4

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 0

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	10:HARDIE BD	1	2000	N	Y	0.00	0.00	1,320
2	OPX		1	2000	N	Y	0.00	0.00	300
3	PTO		1	2000	N	Y	0.00	0.00	1,692
4	FLA	10:HARDIE BD	1	2000	N	Y	0.00	0.00	1,320
5	OPX		1	2000	N	Y	0.00	0.00	220

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT2:BRICK PATIO	975 SF	0	0	1979	1980	2	50
2	PT5:TILE PATIO	2,736 SF	0	0	2000	2001	1	50
3	PT3:PATIO	206 SF	0	0	2000	2001	2	50
4	FN2:FENCES	480 SF	96	5	2000	2001	2	30

Appraiser Notes

2007-06-01-SKI- BEING LISTED FOR \$5,995,000. OLD TOWN GUEST HOUSE.FROM THE KW CITIZEN

14-1 VALUE REDUCED FROM \$2,511,284

STORES IN FRONT OF PROPERTY SPLITOFF 1996 TAX ROLL TPP - 8894228 2002-12-26-(041) 6 TRANSIENT ROOMS

2005-05-02 BEING OFFERED FOR \$6,900,000. CONDO CONVERSION APPROVEDD FOR SIX UNITES.-SKI

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
				0		
	13-0070	01/11/2013		1,400	Commercial	FRABRICATE AND INSTALL NEW AWNING FABRIC ON EXISTING AWNING FRAME 14'w x 11' PROJECTION + 154 SQ FT (FABRIC TO BE SAME COLOR)
1	9703140	09/19/1997	12/07/1998	2,000	Commercial	REPAIR FENCE LEFT SIDE
1	9702974	09/10/1997	12/07/1998	7,000	Commercial	REPAINT BLDG
1	9703612	10/23/1997	12/07/1998	1,200	Commercial	REMOVE CON. FENCE
1	9801238	04/27/1998	12/07/1998	1,500	Commercial	HANDICAPP ENTRANCE
1	9801040	03/31/1998	12/07/1998	6,000	Commercial	ROOF
1	9801112	04/06/1998	12/07/1998	1,500	Commercial	A/C DUCTS
1	9802353	07/31/1998	12/07/1998	2,500	Commercial	REPAIR FLOOR
1	9801862	06/22/1998	12/07/1998	200	Commercial	ELECTRICAL
	9902817	08/11/1999	09/14/2000	7,500		JOIN UNITS/REDUCE BY 2 UN
	9803624	08/11/1999	09/14/2000	287,500		NEW 2 STORY BLDG
	01-3860	12/06/2001	08/16/2002	4,000		ROOFING
	01-4039	12/28/2001	08/16/2002	2,800		AWNING & SIGN
	01-1773	04/11/2002	08/16/2002	7,500		EXTERIOR LIGHTS
	02-1071	05/01/2002	08/16/2002	8,000		CHANGE 5-TON A/C

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	832,784	19,587	1,789,325	2,418,575	2,418,575	0	2,418,575
2014	897,950	18,263	1,746,722	2,418,575	2,418,575	0	2,418,575
2013	902,034	18,701	1,661,516	2,447,437	2,447,437	0	2,447,437
2012	906,119	19,140	1,661,516	2,447,437	2,447,437	0	2,447,437
2011	906,119	19,596	1,661,516	2,364,673	2,232,488	0	2,364,673
2010	930,548	20,035	1,695,241	2,029,535	2,029,535	0	2,029,535
2009	934,632	20,620	2,107,410	2,182,296	2,182,296	0	2,182,296
2008	952,280	21,223	2,331,602	2,494,709	2,494,709	0	2,494,709
2007	893,854	21,808	2,331,602	2,572,856	2,572,856	0	2,572,856
2006	874,495	22,393	1,152,990	2,380,110	2,380,110	0	2,380,110
2005	886,109	22,995	960,825	2,261,979	2,261,979	0	2,261,979
2004	874,195	23,581	807,093	1,896,309	1,896,309	0	1,896,309
2003	874,195	24,166	794,282	972,048	972,048	0	972,048
2002	651,319	24,768	794,282	925,760	925,760	0	925,760
2001	651,319	25,354	794,282	925,760	925,760	0	925,760
2000	481,865	6,300	666,172	925,760	925,760	0	925,760

1999	180,524	6,507	399,703	825,760	825,760	0	825,760
1998	187,673	6,714	399,703	739,880	739,880	0	739,880
1997	187,673	6,922	384,330	695,682	695,682	0	695,682
1996	178,737	7,129	384,330	612,945	612,945	0	612,945
1995	207,222	7,337	722,250	905,062	905,062	0	905,062
1994	207,222	7,544	722,250	857,427	857,427	0	857,427
1993	205,881	7,752	722,250	935,883	935,883	0	935,883
1992	210,539	7,959	722,250	940,748	940,748	0	940,748
1991	210,539	8,166	722,250	940,955	940,955	0	940,955
1990	238,096	3,601	581,411	823,108	823,108	0	823,108
1989	232,243	3,601	577,800	813,644	813,644	0	813,644
1988	206,806	3,601	416,016	626,423	626,423	0	626,423
1987	193,964	3,601	265,427	462,992	462,992	0	462,992
1986	194,915	3,601	260,010	478,481	478,481	0	478,481
1985	188,170	3,601	144,342	369,499	369,499	0	369,499
1984	175,006	3,601	144,342	375,024	375,024	25,000	350,024
1983	175,006	3,601	93,555	272,162	272,162	25,000	247,162
1982	170,812	3,601	84,868	259,281	259,281	25,000	234,281

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/10/2012	2587 / 2044	0	QC	11
9/10/2012	2599 / 1466	0	QC	11
8/13/2012	2584 / 398	0	QC	11
9/1/1995	1370 / 1576	450,000	WD	U
11/1/1992	1235 / 1146	1,100,000	WD	Q

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Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176

LAND COMPUTATIONS						
QUAN - TYPE-DESC	SIZE - AREA	UNIT PRICE	D F	C F	PRICE PER FRONT FOOT	VALUE
	55X243	135	1.15		155.25	8540
TOTAL						8540

REAL PROPERTY RECORD CARD

MONROE COUNTY, FLORIDA

VALUATION TOTALS

1966	LAND	8540
	IMPROVEMENTS	28370
	TOTAL	31908
1974	LAND	8540
	IMPROVEMENTS	36400
	TOTAL	44950
1976	LAND	8540
	IMPROVEMENTS	42621
	TOTAL	51150
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	

— NOTES —

PHOTO
IMP #4

CONSTRUCTION DATA										
IMPROVEMENT	1	2	3	4	IMPROVEMENT	1	2	3	4	
TYPE OF STRUCTURE	Yes	Store	Res	Store	INTERIOR FINISH					
					Unfinished					
					Wd. or Ceil. Bds	✓	23		✓	12
					Wallboard	✓	23		✓	12
					Plaster, No Furring			✓	24	
Plaster, Furring										
Drywall										
Wood Panel										
YEAR BUILT										
ROOMS					FLOORS					
Total Rooms	12		12		None					
Eff. Apts					Single Pine	✓	7			
— Rm. Apts					Concrete		✓	6		
— Rm. Apts					Conc., Asph. Tile					
No. of Baths	4		4		Conc., Terrazzo					
No. of Rest Rms		2		2	Double Pine					
— Fixt. R. Rms					Double Hardwood					
— Fixt. R. Rms					Precast Conc.					
Total Fixtures					Parquet					
FOUNDATION					PLUMBING					
Continuous Wall		FTG			None					
Piers	Conc				Poor					
Piling					Good, Plain	✓	8	✓	8	
ADJUSTMENTS					HEATING					
Frame					None					
Height					Unit Heat					
Front & Interior					Contrl. Heating					
Apt. Equiv		✓	4		Contrl. Cooling					
Partitions 3 stories		✓	10	✓	Contrl. Cool & Heat					
Special Use										
EXTERIOR WALLS					ELECTRICITY					
Wallboard					None					
Corr. Metal					Poor					
Corr. Asbestos					Average	✓	3	✓	3	
Wd. Fr. Stucco					Good					
Wd. Fr. Asbestos					CLASS & SCALE	✓	10	✓	10	
C.B. Plain					CONST. UNITS	✓	3	✓	3	
C.B. Stucco		✓	33	✓	CLASS UNITS	✓	3	✓	3	
Wd. Fr. Siding	✓	30	✓	30	TOTAL UNITS	✓	3	✓	3	
Tile Stucco					BASE RATE	✓	10.15	✓	10.15	
Brick					ADJ. RATE	✓	8.02	✓	8.02	
Reinf. Conc.					AREA	✓	3683	✓	3683	
Panel, Glass, MI					E.F.	✓	1350	✓	1350	
ROOF TYPE					DEPRECIATION ADJUSTMENT					
Flat, CORR		✓	7	✓	NO	PHY	ADJUSTMENT	%	COND	
Hip, Gable	✓	8	✓	8	1	55	LESS 10% 5.5	30	75	
Bar Joist					2	80	LESS 10% 7.2	65	65	
Wood Truss					3					
Prestressed					4					
Steel Truss										
ROOF MATERIAL					DEPRECIATION ADJUSTMENT					
Sht. MI Roll					E.F.					
T. & G., B.U.		✓	3	✓	E.F.					
Shing., Wd., Etc.	✓	4	✓	4	E.F.					
Shing., Asbestos					E.F.					
Tile, Cement					E.F.					
Tile, Clay					E.F.					
Bermuda					E.F.					
State					E.F.					
Gypsum					E.F.					