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## Staff Report for Item 14

**To:** Chairman Bryan Green and Historic Architectural Review Commission Members

**From:** Kelly Perkins, MHP  
HARC Assistant Planner

**Meeting Date:** September 27, 2016

**Applicant:** Meridian Engineering

**Application Number:** H16-03-0074

**Address:** #1414 Albury Street

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### Description of Work

One story addition on eastside of building. Change of window fenestrations.

### Site Facts

Located at the corner of Pearl and Albury Street, this building is not listed as a contributing resource in the survey. From the Sanborn maps and photographs, it appears that the structure has been heavily altered over the years.

### Guidelines Cited in Review

Additions and Alterations/New Construction (pages 36-38a), specifically guidelines 2, 3, 4, 5, and 7 for additions and alterations and guidelines 3, 4, and 5 for new construction.

### Staff Analysis

The Certificate of Appropriateness in review proposes a street-side addition to a non-contributing building. The building, while historic, has been severely altered over time, and is barely recognizable. The structure is a mixture of one and two-stories. The proposed addition will be located on a one-story portion of the building. The new addition will have a v-crimp roof and board and batten siding to match the existing house.

The four windows on the second story will be enlarged with new casement windows.

### **Consistency with Guidelines**

1. Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.
2. Although the proposed addition will be publicly visible, it will be constructed with a mass and height that is appropriate to the original building and its neighbors.

It is staff's opinion that the proposed design is consistent with the guidelines regarding additions and alterations and new construction.

# APPLICATION

# COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC

\$50.00 APPLICATION FEE NON-REFUNDABLE



## City of Key West

3140 FLAGLER AVENUE  
KEY WEST, FLORIDA 33040

Phone: 305.809.3956

[www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE
FLOODPLAIN PERMIT				REVISION #
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT ___ YES ___ NO ___ %	

ADDRESS OF PROPOSED PROJECT:

1414 Albury Street

# OF UNITS

RE # OR ALTERNATE KEY:

00024290-000000

NAME ON DEED:

1414 Albury Street Land Trust

PHONE NUMBER

OWNER'S MAILING ADDRESS:

713 S Orange Ave Ste 201

EMAIL

Sarasota, FL 34236

CONTRACTOR COMPANY NAME:

PHONE NUMBER

CONTRACTOR'S CONTACT PERSON:

EMAIL

ARCHITECT / ENGINEER'S NAME:

Meridian Engineering

PHONE NUMBER

305-293-3263

ARCHITECT / ENGINEER'S ADDRESS:

201 Front St. Ste 203

EMAIL

rmilelli@meflkeys.com

Key West FL 33040

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: \_\_\_ YES \_\_\_ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

PROJECT TYPE: \_\_\_ ONE OR TWO FAMILY \_\_\_ MULTI-FAMILY \_\_\_ COMMERCIAL \_\_\_ NEW \_\_\_ REMODEL  
 \_\_\_ CHANGE OF USE / OCCUPANCY  ADDITION \_\_\_ SIGNAGE \_\_\_ WITHIN FLOOD ZONE \_\_\_  
 \_\_\_ DEMOLITION \_\_\_ SITE WORK \_\_\_ INTERIOR \_\_\_ EXTERIOR \_\_\_ AFTER-THE-FACT

DETAILED PROJECT DESCRIPTION INCLUDING QUANTITIES, SQUARE FOOTAGE ETC.,

Replace (4) windows in front facade. Construct 60sf ± addition to street side of structure for new bathroom

I'VE OBTAINED ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T AGENCIES AND OTHER PARTIES AS APPLICABLE TO COMPLETE THE DESCRIBED PROJECT:	
OWNER PRINT NAME:	QUALIFIER PRINT NAME:
OWNER SIGNATURE:	QUALIFIER SIGNATURE:
Notary Signature as to owner:	Notary Signature as to qualifier:
STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.	STATE OF FLORIDA; COUNTY OF MONROE, SWORN TO AND SCRIBED BEFORE ME THIS _____ DAY OF _____, 20_____.
Personally known or produced _____ as identification.	Personally known or produced _____ as identification.



**PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS**

PROPERTY STRUCTURES AFFECTED BY PROJECT:  MAIN STRUCTURE  ACCESSORY STRUCTURE  SITE

ACCESSORY STRUCTURES:  GARAGE / CARPORT  DECK  FENCE  OUTBUILDING / SHED

FENCE STRUCTURES:  4 FT.  6 FT. SOLID  6 FT. / TOP 2 FT. 50% OPEN

POOLS:  INGROUND  ABOVE GROUND  SPA / HOT TUB  PRIVATE  PUBLIC  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.  
 PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING:  NEW  ROOF-OVER  TEAR-OFF  REPAIR  AWNING  
 5 V METAL  ASPLT. SHGLS.  METAL SHGLS.  BLT. UP  TPO  OTHER

FLORIDA ACCESSIBILITY CODE:  20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE:  # OF SINGLE FACE  # OF DOUBLE FACE  REPLACE SKIN ONLY  BOULEVARD ZONE  
 POLE  WALL  PROJECTING  AWNING  HANGING  WINDOW

SQ. FT. OF EACH SIGN FACE:

**SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:**

MECHANICAL:  DUCTWORK  COMMERCIAL EXH. HOOD  INTAKE / EXH. FANS  LPG TANKS  
 A / C:  COMPLETE SYSTEM  AIR HANDLER  CONDENSER  MINI-SPLIT

ELECTRICAL:  LIGHTING  RECEPTACLES  HOOK-UP EQUIPMENT  LOW VOLTAGE  
 SERVICE:  OVERHEAD  UNDERGROUND  1 PHASE  3 PHASE  AMPS

PLUMBING:  ONE SEWER LATERAL PER BLDG.  INGROUND GREASE INTCPTRS.  LPG TANKS

RESTROOMS:  MEN'S  WOMEN'S  UNISEX  ACCESSIBLE

**PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100  
 PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.  
 ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: [harc@cityofkeywest-fl.gov](mailto:harc@cityofkeywest-fl.gov)

INDICATE TYPE OF CERTIFICATE. OF APPROPRIATENESS:  GENERAL  DEMOLITION  SIGN  PAINTING  OTHER

ADDITIONAL INFORMATION: *60sf ± addition to street side of structure*

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
<i>Windows</i>	<i>Aluminum</i>	<i>Aluminium</i>

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B)  BUSINESS SIGN  BRAND SIGN  OTHER: \_\_\_\_\_

BUSINESS LICENSE # \_\_\_\_\_ IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE \_\_\_\_\_

**SIGN SPECIFICATIONS**

SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY:                      INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

<b>OFFICIAL USE ONLY:</b>		<b>HARC STAFF OR COMMISSION REVIEW</b>	
<input type="checkbox"/> APPROVED	<input type="checkbox"/> NOT APPROVED	<input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	<input type="checkbox"/> TABLED FOR ADD'L. INFO.
HARC MEETING DATE:	HARC MEETING DATE:	HARC MEETING DATE:	
REASONS OR CONDITIONS:			
STAFF REVIEW COMMENTS:			
HARC PLANNER SIGNATURE AND DATE:		HARC CHAIRPERSON SIGNATURE AND DATE:	

**PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS**

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS

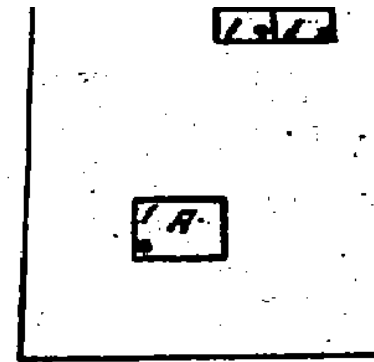
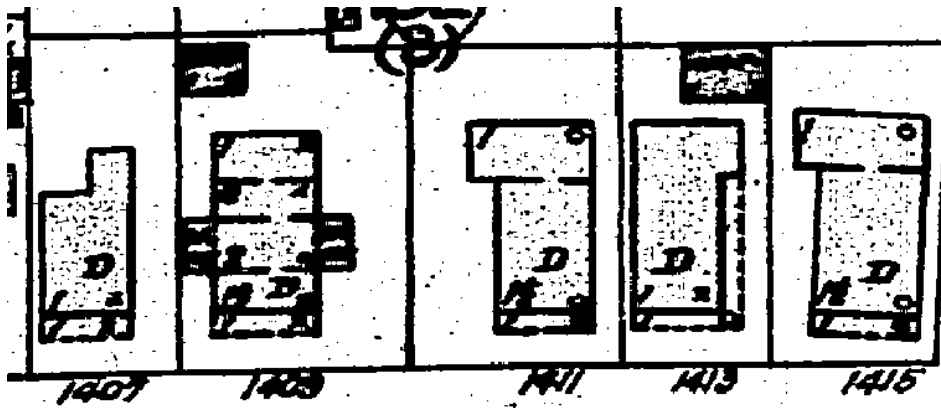
PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT ATHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

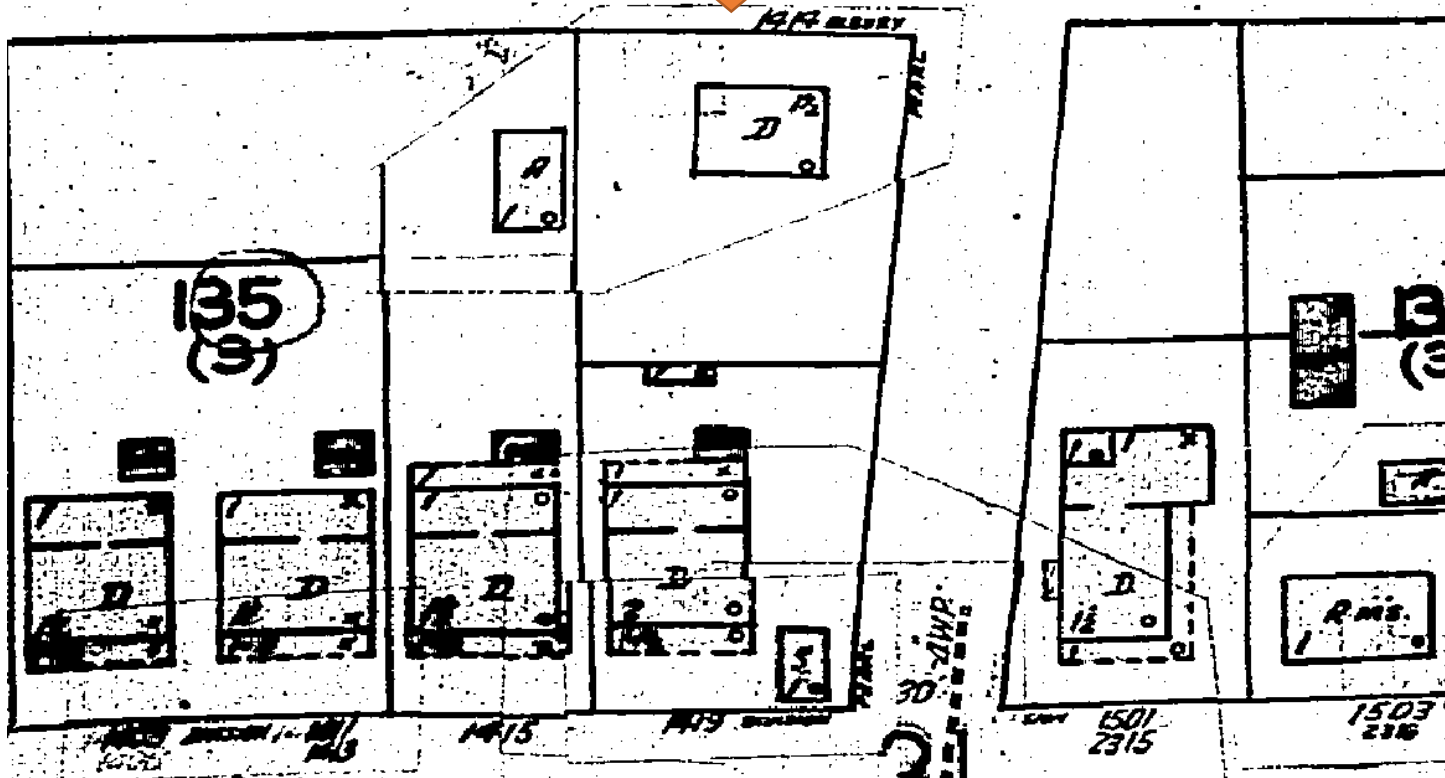
<b>OFFICIAL USE ONLY BY PLANS EXAMINER OR CHIEF BUILDING OFFICIAL:</b>				<b>CBO OR PL. EXAM. APPROVAL:</b>
HARC FEES:	BLDG. FEES:	FIRE MARSHAL FEE:	IMPACT FEES:	
				DATE:



# SANBORN MAPS

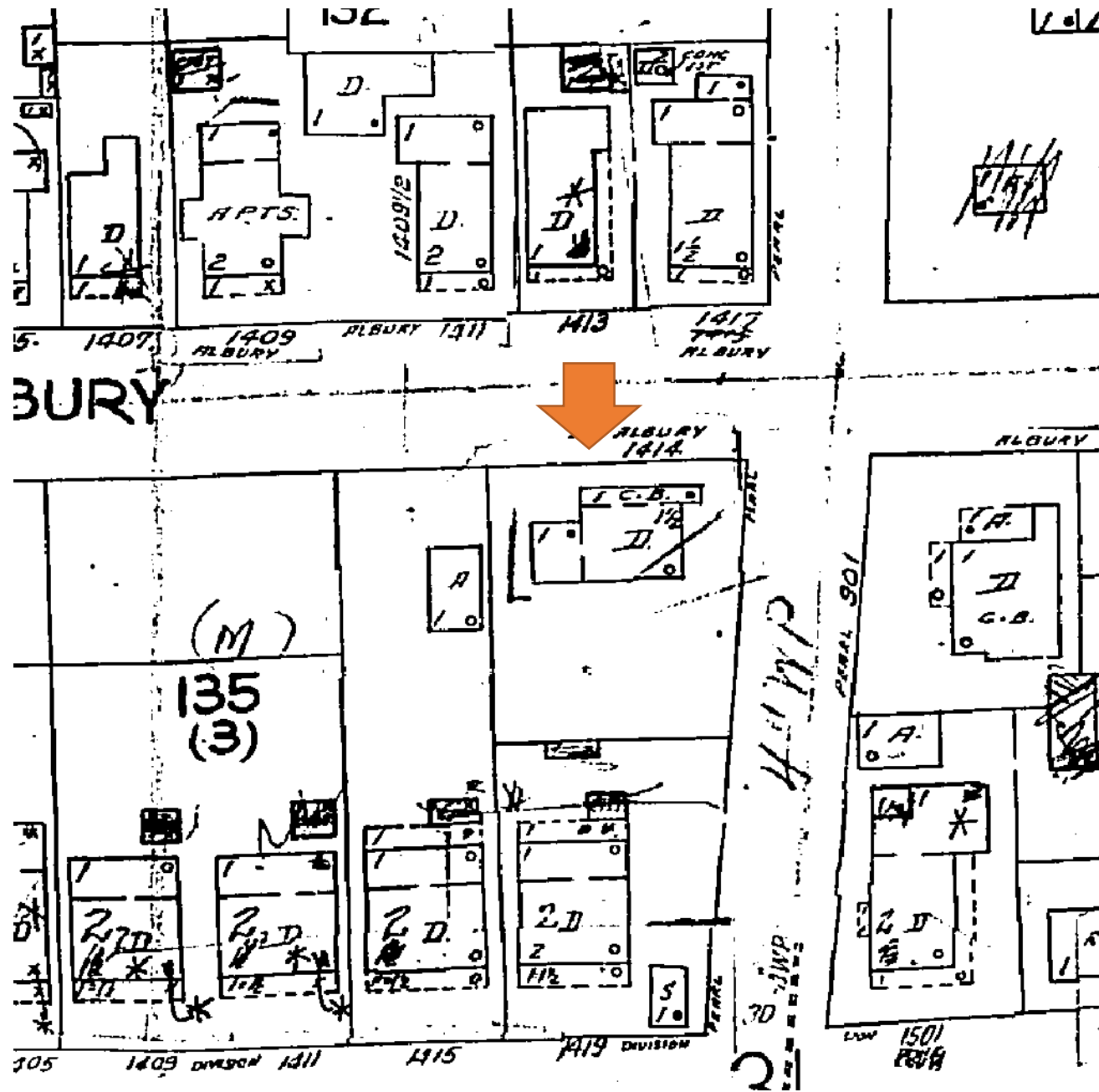


URY



1948 Sanborn Map





1962 Sanborn Map

# PROJECT PHOTOS



Property Appraiser's Photo, c.1965. Monroe Count Public Library.



HARC Application 1414 Albury

**1. Front Elevation Photograph:**



Prepared by Meridian Engineering, LLC



HARC Application 1414 Albury

## 2. Front Elevation Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 1414 Albury

### 3. Street Side Elevation Photograph:



Prepared by Meridian Engineering, LLC



HARC Application 1414 Albury

#### 4. Albury and Pearl Intersection Photograph:



Prepared by Meridian Engineering, LLC

HARC Application 1414 Albury

**5. Adjacent home across Pearl St. Photograph:**



Prepared by Meridian Engineering, LLC



HARC Application 1414 Albury

**6. Home across the St. on Albury Photograph:**



Prepared by Meridian Engineering, LLC

**7. Street view with adjacent property on Pearl St.**



Prepared by Meridian Engineering, LLC



**8. Street view with adjacent property on Albury St.**



Prepared by Meridian Engineering, LLC

# PROPOSED DESIGN



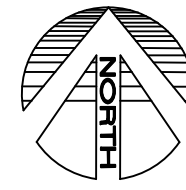
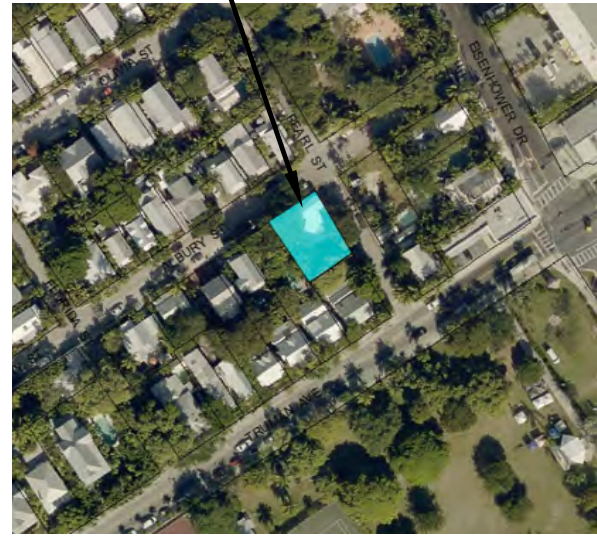
**SITE DATA**

SITE ADDRESS: 1414 ALBURY STREET KEY WEST, FL 33040  
 RE: 00024290-000000  
 ZONING: HMDR (HISTORIC MEDIUM DENSITY RESIDENTIAL)  
 FLOOD ZONE: AE-6  
 F.I.R.M. - COMMUNITY#12087C; MAP & PANEL #1516 SUFFIX K; DATE:02-18-05  
 SECTION/TOWNSHIP/RANGE: 5-68-25  
 LEGAL DESCRIPTION: KW BENJ ALBURYYS SUBD DIAGRAM I-389 PT LOT 10 SQR 3 TR 7  
 SETBACKS: FRONT 10 FT; SIDE 5 FT; STREET SIDE 7.5 FT; REAR 15FT  
 OCCUPANCY: R-3 RESIDENTIAL SINGLE FAMILY  
 TYPE OF CONSTRUCTION: VB

**INDEX OF DRAWINGS**

SHEET CS-1 - COVER SHEET, SITE PLANS AND EXISTING FLOOR PLAN  
 SHEET A-1 - EXISTING ELEVATIONS  
 SHEET A-2 - PROPOSED ADDITION FLOOR PLAN AND PROPOSED ELEVATIONS

SITE

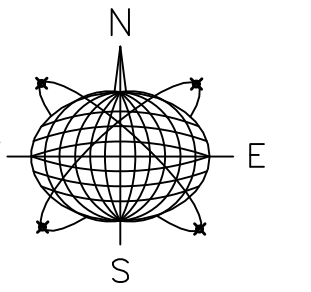


4 LOCATION MAP  
 CS-1 SCALE: NOT TO SCALE

**ADDITION**  
 1414 ALBURY STREET  
 KEY WEST, FLORIDA 33040

**PROJECT DATA FOR ADDITION**

	PROPOSED	EXISTING	REQUIRED	VARIANCE REQUESTED
RE NO.	00034820-000000			
SETBACKS:				
FRONT	17'-6" FOR ADDITION	3'-8" FOR EXISTING STRUCTURE	10'	NONE
STREET SIDE	7'-6" FOR ADDITION	5'-10 1/4" FOR EXISTING STRUCTURE	7.5'	NONE
SIDE	41'-7" FOR ADDITION	3'-11" FOR EXISTING STRUCTURE	5'	NONE
REAR	47'-8" FOR ADDITION	29'-3" FOR EXISTING STRUCTURE	15'	NONE
LOT SIZE	NO CHANGE	4,232 SQ. FT.	4000 SQ. FT.	NONE
BUILDING COVERAGE	1,682 SQ. FT. 39%	1,621 SQ. FT. 38%	40% MAX	NONE
FLOOR AREA	1663 SQ. FT. 0.39	1591 SQ. FT. 0.37	1.0	NONE
BUILDING HEIGHT			30' MAX	NONE
IMPERVIOUS AREA	1,712 SQ. FT. 40%	1,650 SQ. FT. 39%	60% MAX	NONE
OPEN SPACE	2,256 SQ. FT. 53%	2,300 SQ. FT. 54%	35% MIN	NONE

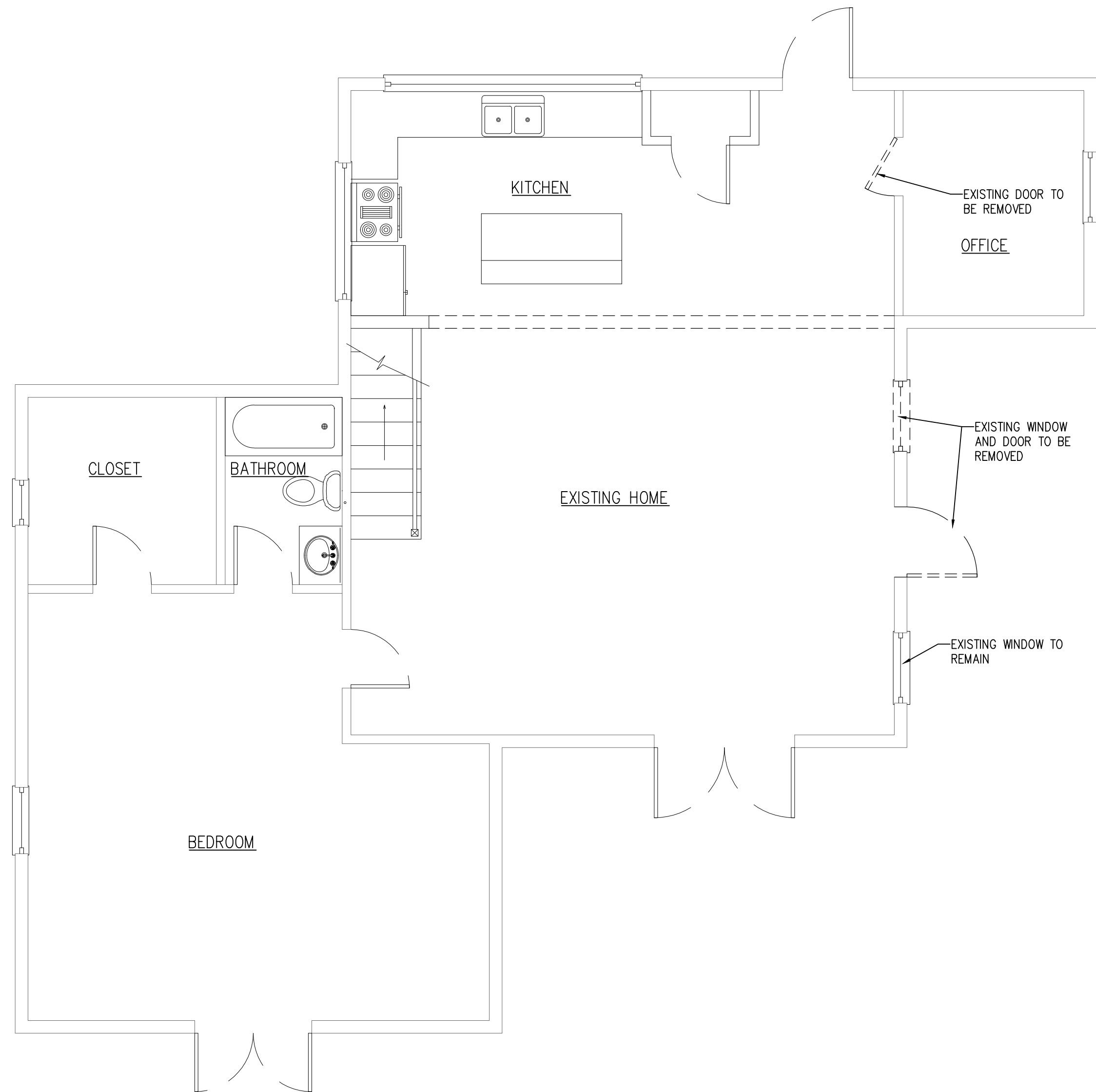


Meridian Engineering LLC  
 201 Front Street, Suite 210  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph:305-293-3263 fax:293-4899

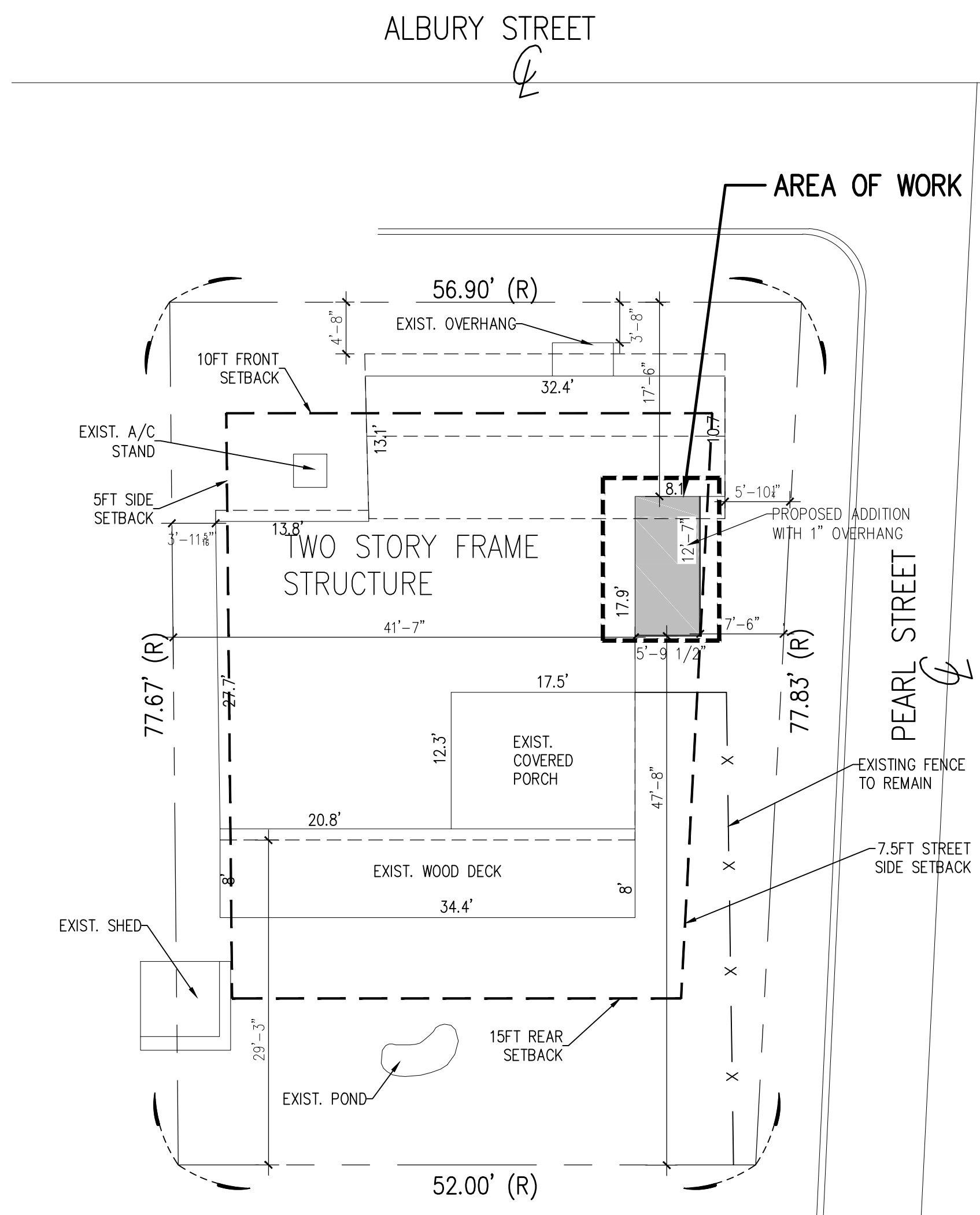
Seal:

NOT VALID FOR CONSTRUCTION UNLESS  
 SIGNED AND SEALED BY THIS BLOCK  
 RICHARD J. MILELLI  
 PE #58315

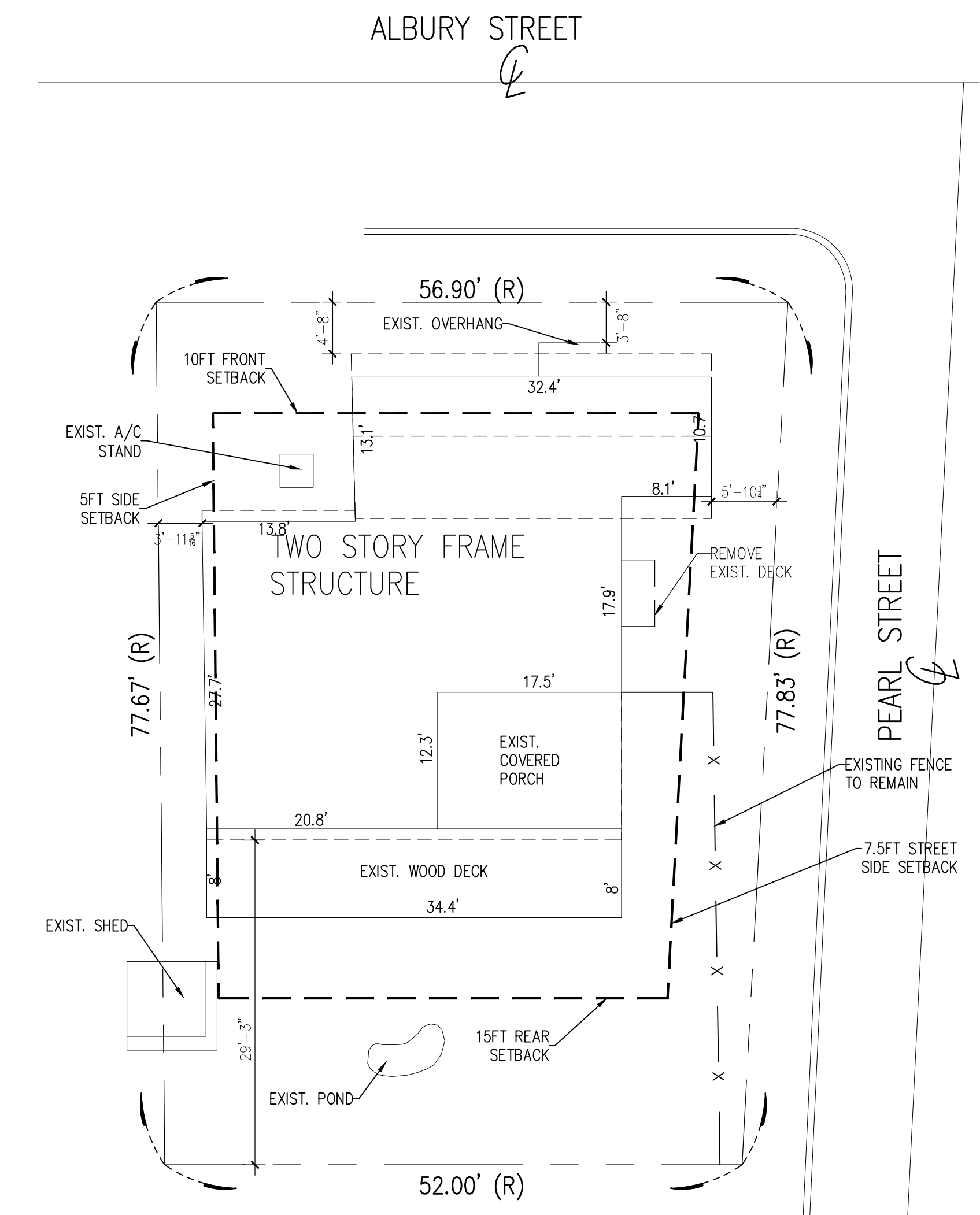
General Notes:



3 EXISTING FLOOR PLAN  
 CS-1 SCALE: 1/4" = 1'-0"



2 PROPOSED SITE PLAN  
 CS-1 SCALE: 1" = 10'-0"



1 EXISTING SITE PLAN  
 CS-1 SCALE: 1" = 10'-0"

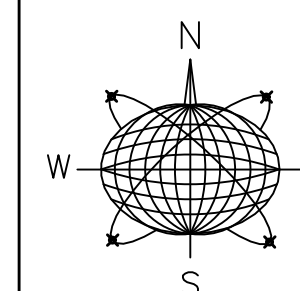
**ADDITION**  
 1414 ALBURY STREET  
 KEY WEST, FLORIDA

Drawn By: JMT  
 Checked By: RJM  
 Project No. AS NOTED  
 Scale: AS NOTED  
 AutoCad File No.

Revisions:

Title:  
 COVER SHEET  
 AND SITE PLANS

Sheet Number:  
**CS-1**  
 Date: SEPTEMBER 1, 2016



Meridian Engineering LLC  
 201 Front Street, Suite 210  
 Key West, Florida 33040  
 AUTHORIZATION #29401  
 ph.305-293-3263 fax:293-4899

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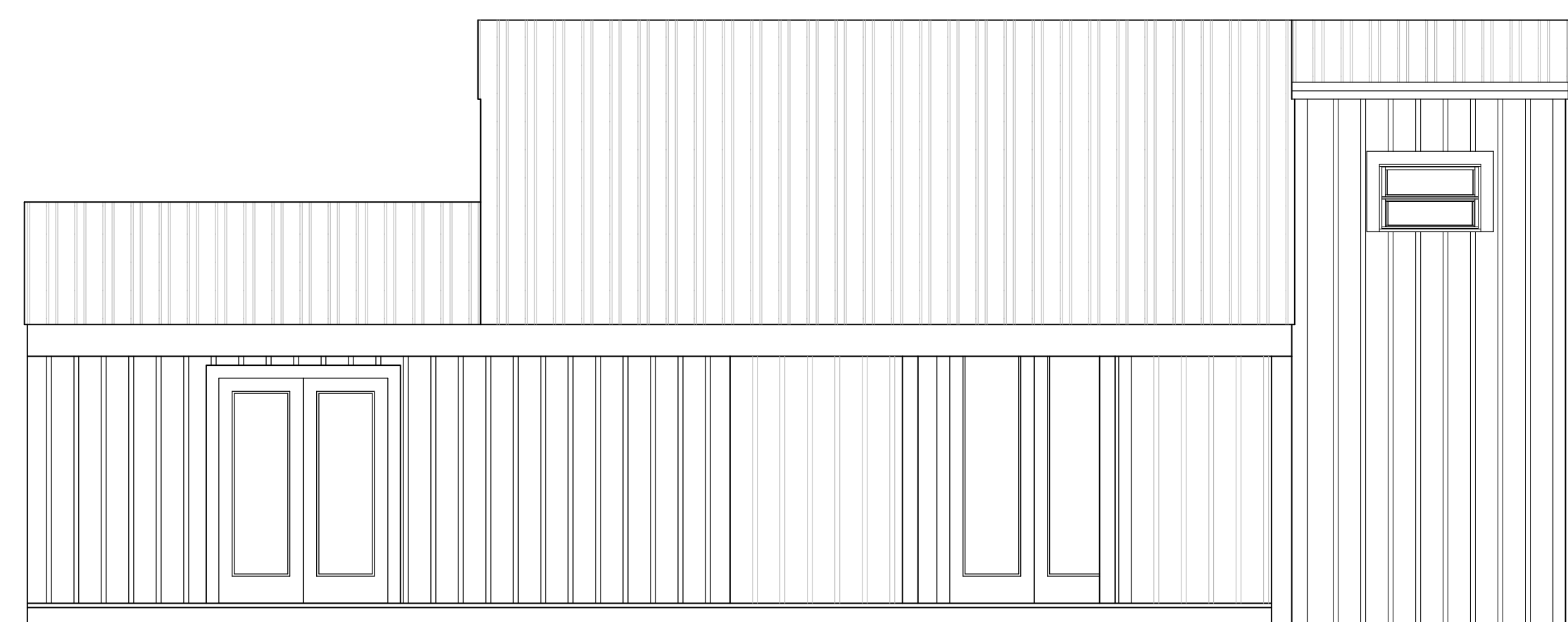
**ADDITION**  
 1414 ALBURY STREET  
 KEY WEST, FLORIDA

Drawn By: JMT	Checked By: RJM
Project No.	Scale: AS NOTED
AutoCad File No.	

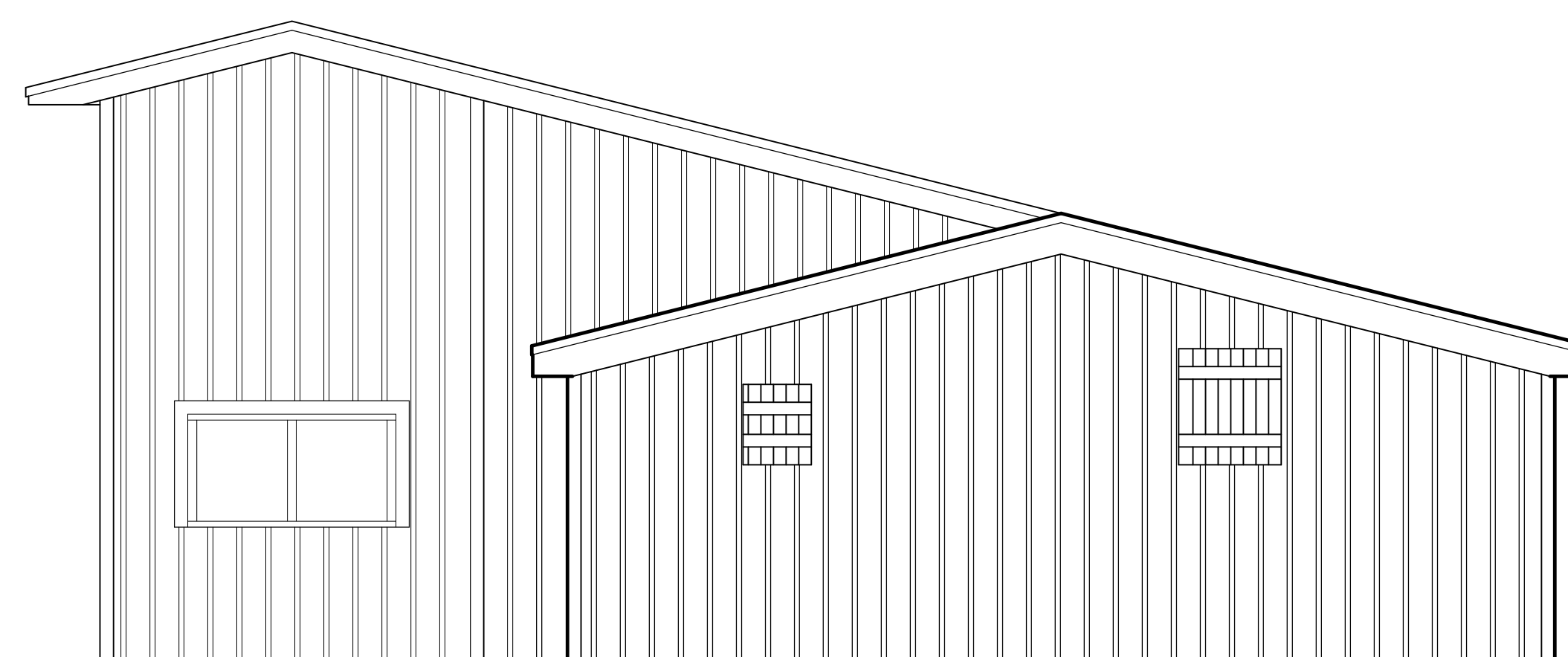
Revisions:

Title:  
EXISTING  
ELEVATIONS

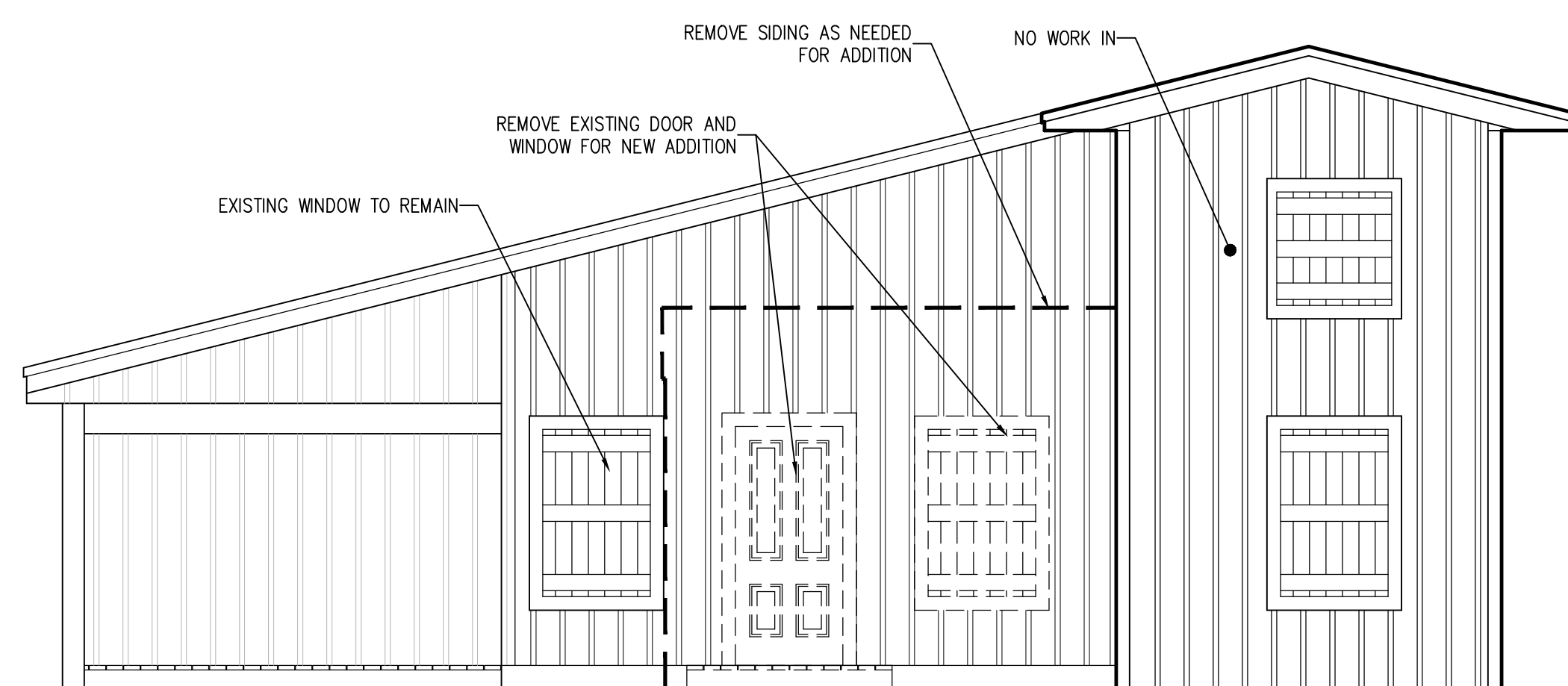
Sheet Number:  
**A-1**  
Date: SEPTEMBER 1, 2016



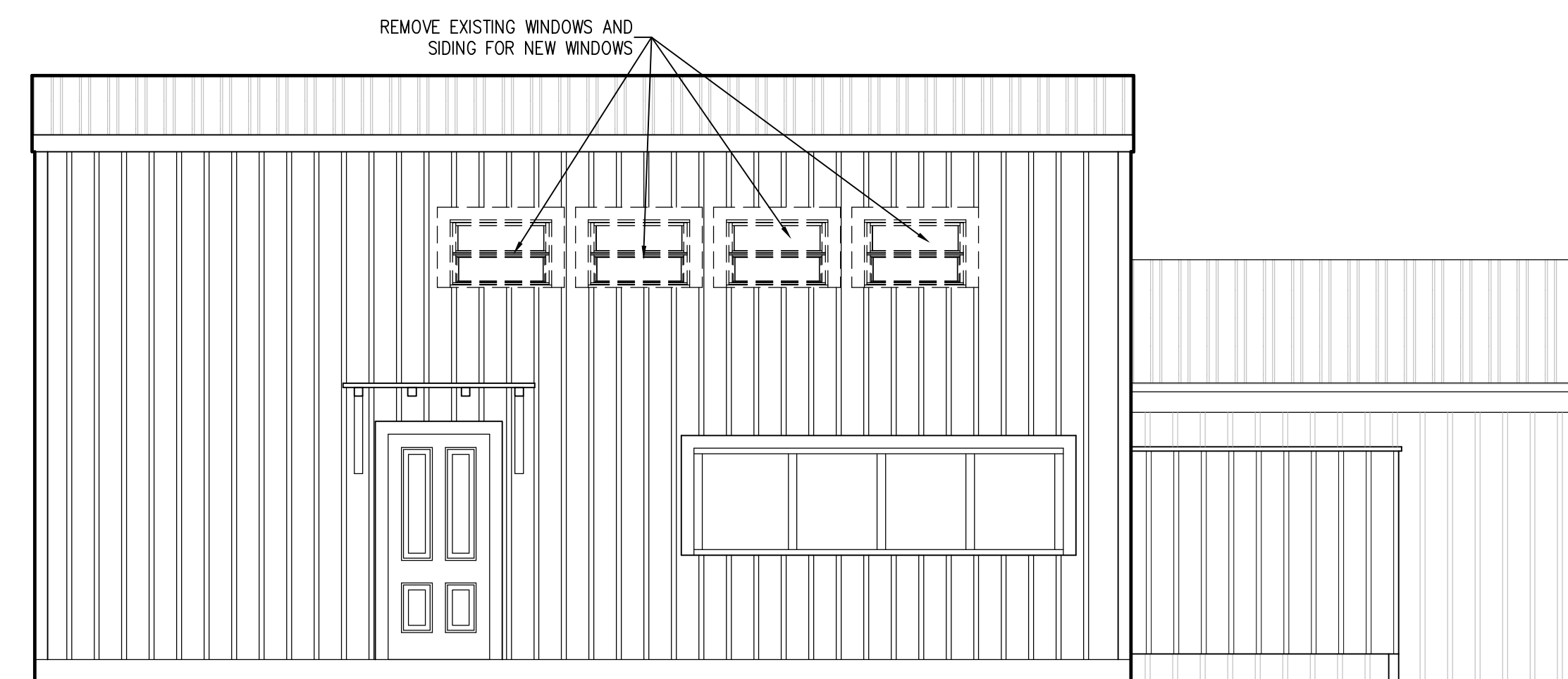
3 EXISTING REAR ELEVATION  
 A-1 SCALE: 1/4"= 1'-0"



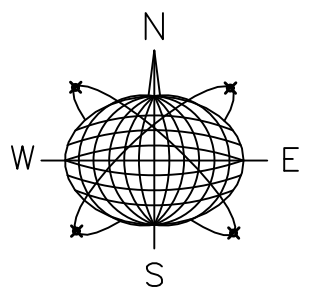
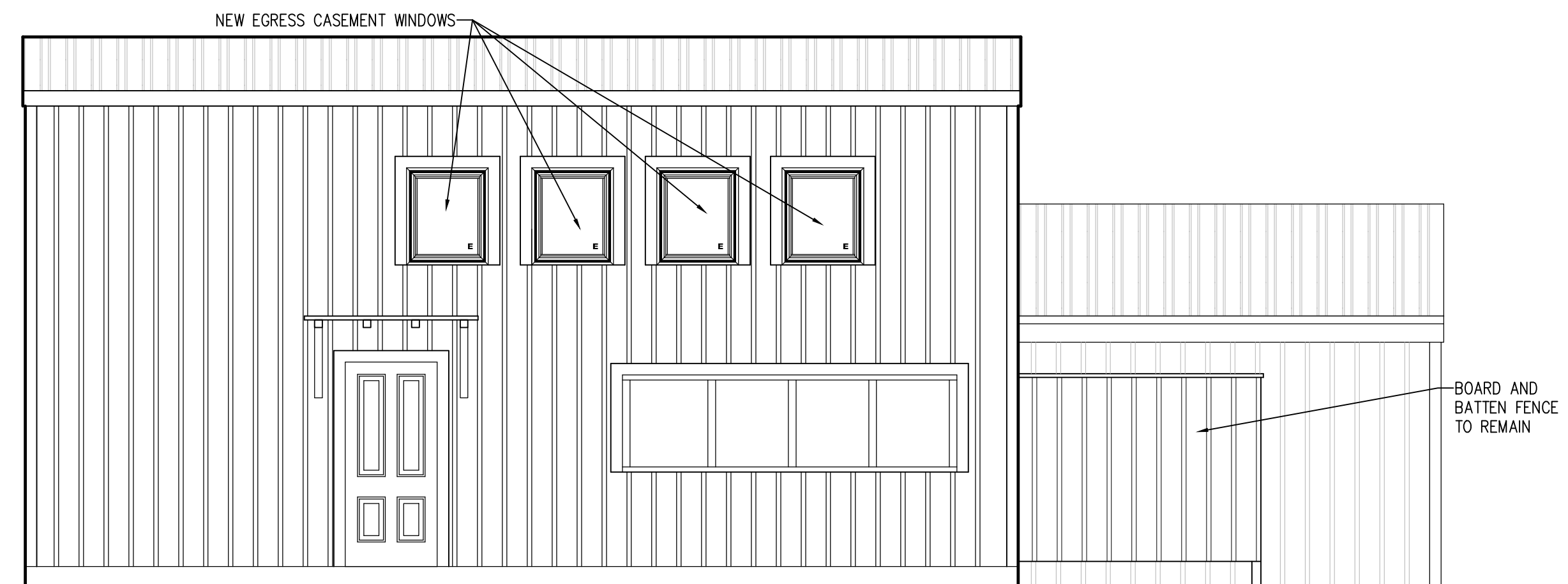
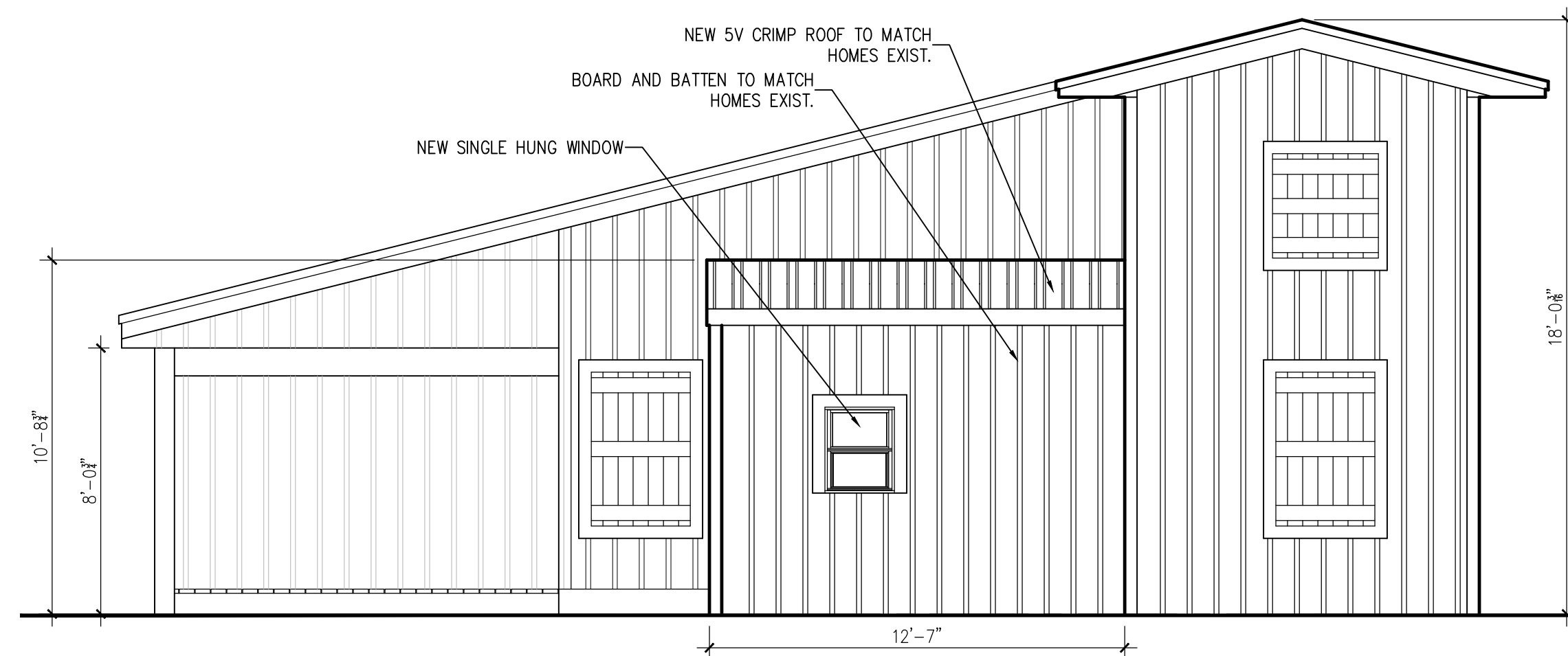
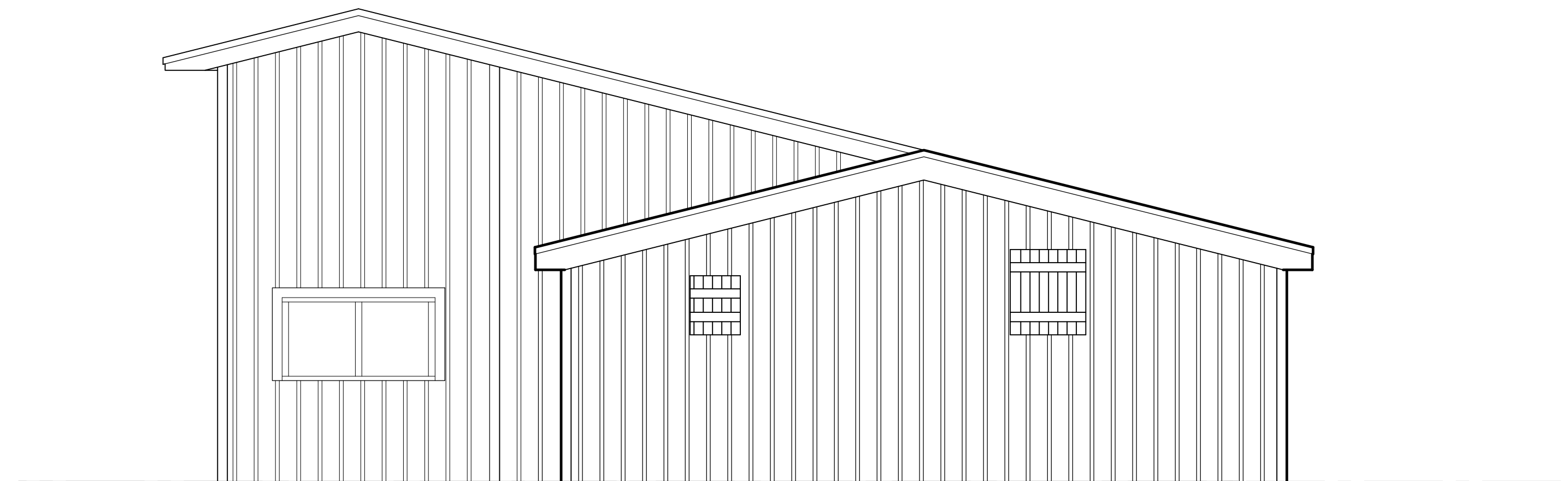
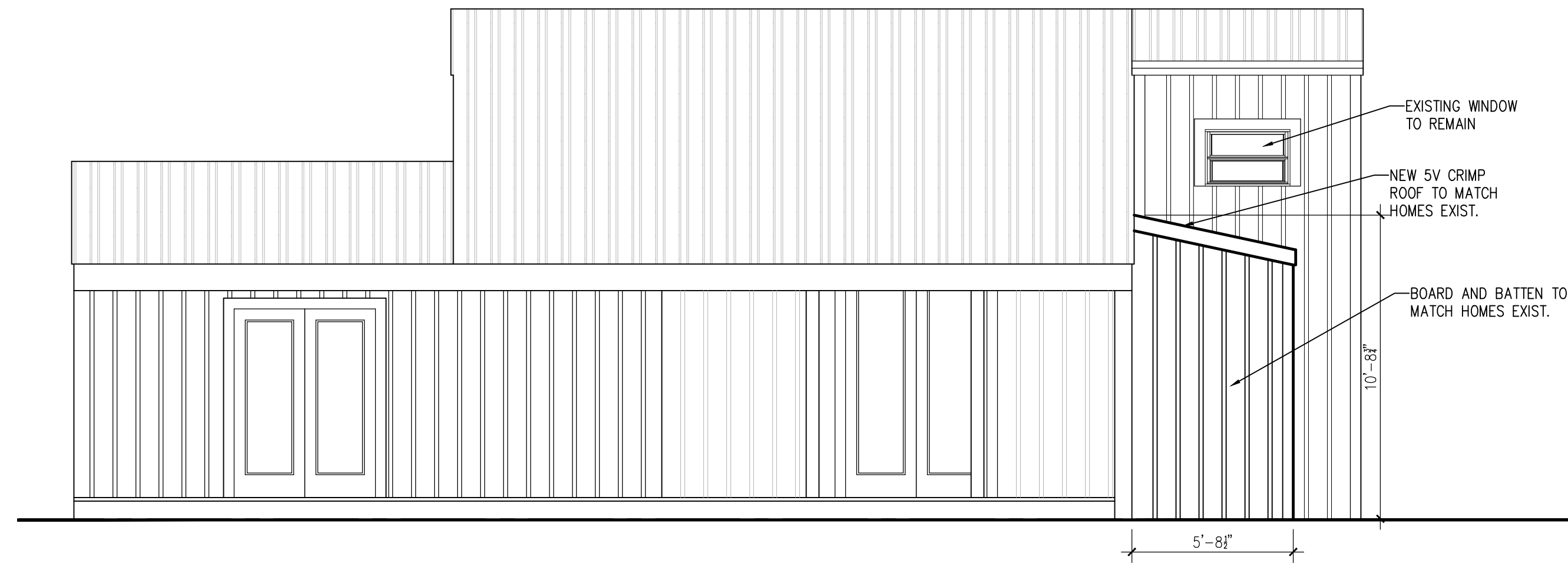
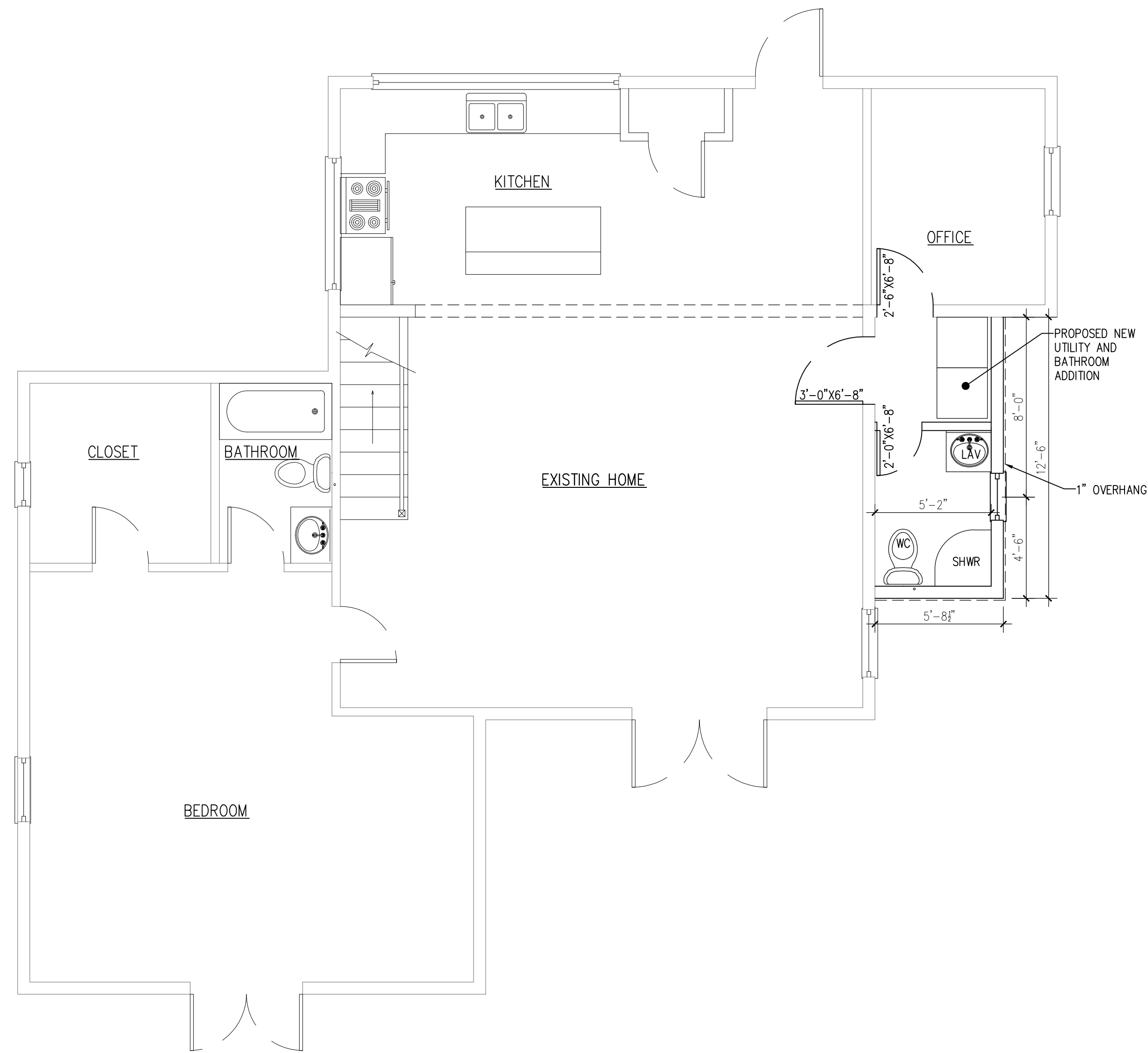
4 EXISTING SIDE ELEVATION (NO WORK)  
 A-1 SCALE: 1/4"= 1'-0"



2 EXISTING STREET SIDE ELEVATION  
 A-1 SCALE: 1/4"= 1'-0"



1 EXISTING FRONT ELEVATION  
 A-1 SCALE: 1/4"= 1'-0"



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 201 Front Street, Suite 210  
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 AUTHORIZATION #29401  
 ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS  
 SIGNED AND SEALED BY THIS BLOCK  
 RICHARD J. MILELLI  
 PE #58315

General Notes:

**ADDITION**  
 1414 ALBURY STREET  
 KEY WEST, FLORIDA

Drawn By: JMT	Checked By: RJM
Project No.	Scale: AS NOTED
AutoCad File No.	

Revisions:

Title:  
**PROPOSED ELEVATIONS AND FLOOR PLAN**

Sheet Number:  
**A-2**  
 Date: SEPTEMBER 1, 2016

# NOTICING



# Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., September 27, 2016 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**ONE STORY ADDITION ON EASTSIDE BUILDING. CHANGE OF WINDOW FENESTRATIONS.**

**FOR- #1414 ALBURY STREET**

**Applicant – Meridian Engineering**

**Application #H16-03-0074**

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 305-809-3975 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).

**THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION**

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3731 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

# PROPERTY APPRAISER INFORMATION



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

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

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

The offices of the Property Appraiser will be closed Monday September 5th for Labor Day.

## Property Record Card -

Maps are now launching the new map application version.

Alternate Key: 1025089 Parcel ID: 00024290-000000

### Ownership Details

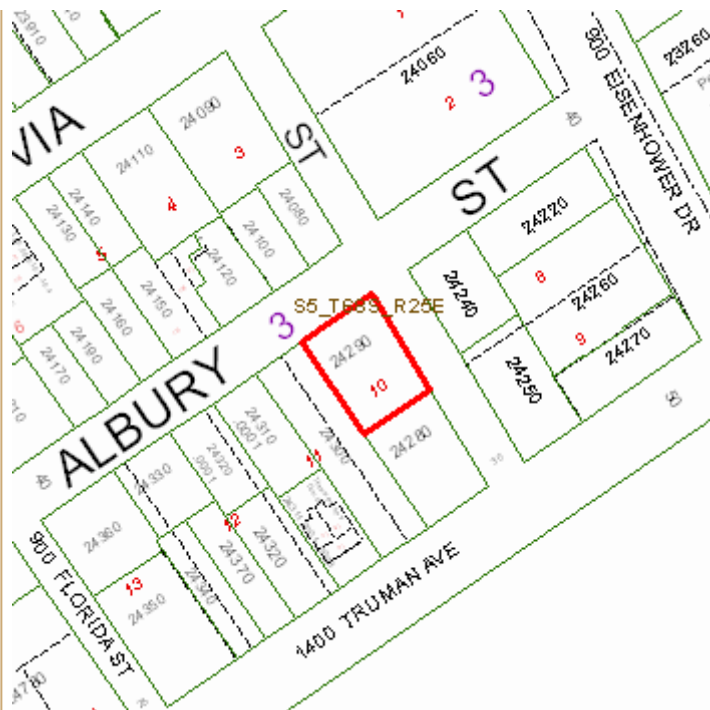
Mailing Address:  
1414 ALBURY STREET LAND TRUST 6/27/2016  
C/O ULRICH SCARLETT WICKMAN & DEAN PA  
713 S ORANGE AVE STE 201  
SARASOTA, FL 34236-7755

### Property Details

PC Code: 01 - SINGLE FAMILY  
Millage Group: 10KW  
Affordable Housing: No  
Section-  
Township- 05-68-25  
Range:  
Property Location: 1414 ALBURY ST KEY WEST  
Legal KW BENJ ALBYURYS SUBD DIAGRAM I-389 PT LOT 10 SQR 3 TR 7 OR20-198/99 OR2150-1577D/C OR2169-388D/C  
Description: OR2161-869/870 OR2186-1106/07AFF OR2215-819/20 OR2215-817/18 OR2245-766/67 OR2674-382/83 OR2804-172/73

Click Map Image to open interactive viewer





### Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

### Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	0	0	4,215.00 SF

### Building Summary

Number of Buildings: 1  
 Number of Commercial Buildings: 0  
 Total Living Area: 1648  
 Year Built: 1946

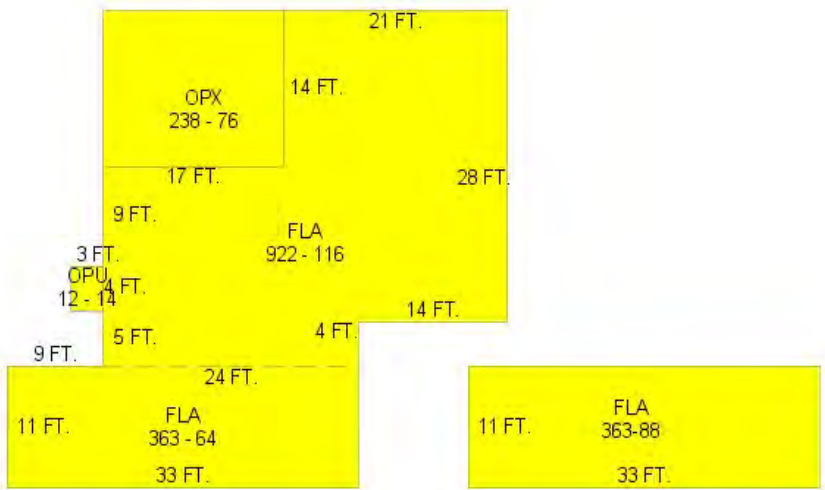
### Building 1 Details

Building Type R1 Condition A Quality Grade 450  
 Effective Age 5 Perimeter 268 Depreciation % 3  
 Year Built 1946 Special Arch 0 Grnd Floor Area 1,648  
 Functional Obs 0 Economic Obs 0

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.  
 Roof Type FLAT OR SHED Roof Cover ASPHALT SHINGL Foundation CONCR FTR  
 Heat 1 NONE Heat 2 NONE Bedrooms 2  
 Heat Src 1 NONE Heat Src 2 NONE

Extra Features:

2 Fix Bath	1	Vacuum	0
3 Fix Bath	1	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	1
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	1	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	OPX		1	2015					238
0	<u>OPU</u>		1	2015					12
0	<u>FLA</u>	2:B & B	1	1946		Y			363
1	<u>FLA</u>	2:B & B	1	1946	N	Y	0.00	0.00	922
3	FLA	2:B & B	1	1971	N	Y	0.00	0.00	363

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	WD2:WOOD DECK	380 SF	38	10	2015	2016	4	40
0	PT4:PATIO	80 SF	0	0	2015	2016	3	50
1	FN2:FENCES	654 SF	109	6	2015	2016	2	30

## Appraiser Notes

2016-03-17 MLS \$1,095,000 2/2.5 HIGHLY SOUGHT AFTER KEY WEST MEADOWS LOCATION & NEWLY RENOVATED FROM TOP TO BOTTOM!! CUSTOM KITCHEN WITH BLACK GRANITE SETS THE STYLE FOR THIS MODERN GEM. HUGE MASTER BEDROOM WITH RICH MAHOGANY FLOORS AND A 12'X6' CUSTOM WALK-IN CLOSET. LARGE MASTER BATH ALSO W/BLACK GRANITE, DOUBLE SINKS AND A PRIVATE WATER CLOSET. HUGE FULL HEIGHT MULTI PURPOSE LOFT/BEDROOM IS 10'X23' WITH A FULL BATH. CONVENIENT HALF BATH WITH LAUNDRY OFF THE KITCHEN. YOU'LL APPRECIATE THE HIGH END FINISHES GALORE IN THIS MASTERPIECE! OUTSIDE YOU'LL FIND A LARGE COVERED PORCH/DECK WITH A OUTDOOR SHOWER WITH PLENTY OF ROOM FOR A POOL IN THE 30'X50' PRIVATE/FENCED BACK YARD. THE TRANQUIL YARD BOASTS A FISH POND WHERE MATURE TREES W/WILD ORCHIDS & EXOTIC SPECIMEN TREES ABOUND. LOCATED ON A CORNER LOT WITH OFF STREET PARKING. NEW SEWER & WATER LINES ALONG WITH NEW PLUMBING & 200 AMP ELECTRICAL & A RECENT ROOF, ROUND OUT THE FEATURES THIS HOME OFFERS. LOCATION, LOCATION, LOCATION... & PRICED TO SELL!! WELCOME TO PARADISE

2006-11-17-THE OWNER IS SURPRISED AND SHOCKED BY THE VALUE INCREASE 305-296-0331 -SKII

## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
12-1216	04/09/2012	07/27/2012	11,000		INSTALL 20 SQRS VCRIMP ROOF EXISTING SHINGLES
14-3554	09/10/2014	12/17/2015	10,000		ROUGH & SET 2 TOILETS, 1 KITCH SINK, 2 LAVS, 1 SHOWER, 1 WASHER. NEW SEWER TO MAIN
14-3555	09/10/2014	12/17/2015	5,500		COMPLETE WIRING AS PER SKETCH
14-3551	07/30/2014	12/17/2015	45,000		R & R KITCHEN CABINETS AND COUNTER TOPS, BATHROOM TILE AND FINISHES IN MASTER BATH ADN GUEST BATH
00-3841	11/09/2000	12/18/2000	3,500		200 AMP SERVICE

## 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
2016	202,147	11,796	601,704	815,647	599,573	25,000	574,573
2015	91,257	185	487,790	579,232	579,232	25,000	554,232
2014	126,829	168	331,055	458,052	458,052	0	458,052
2013	134,239	168	401,161	535,568	468,902	0	535,568
2012	134,239	168	291,868	426,275	426,275	0	426,275
2011	134,239	168	281,660	416,067	416,067	0	416,067
2010	136,304	168	352,980	489,452	489,452	0	489,452
2009	152,054	168	536,530	688,752	688,752	0	688,752
2008	137,758	168	643,800	781,726	781,726	0	781,726
2007	231,219	150	754,800	986,169	986,169	0	986,169
2006	302,089	150	444,000	746,239	746,239	0	746,239



2005	315,697	150	310,800	626,647	173,566	25,000	148,566
2004	197,736	150	310,800	508,686	168,511	25,000	143,511
2003	197,736	150	137,640	335,526	165,369	25,000	140,369
2002	167,030	150	117,660	284,840	161,494	25,000	136,494
2001	161,969	150	88,245	250,364	158,951	25,000	133,951
2000	136,489	233	84,360	221,082	154,322	25,000	129,322
1999	120,494	206	84,360	205,060	150,265	25,000	125,265
1998	90,637	155	84,360	175,152	147,899	25,000	122,899
1997	82,640	141	75,480	158,261	145,427	25,000	120,427
1996	69,311	118	75,480	144,909	141,192	25,000	116,192
1995	65,579	0	75,480	141,059	137,749	25,000	112,749
1994	58,648	0	75,480	134,128	134,128	25,000	109,128
1993	59,767	0	75,480	135,247	135,247	25,000	110,247
1992	59,767	0	75,480	135,247	135,247	25,000	110,247
1991	59,767	0	75,480	135,247	135,247	25,000	110,247
1990	48,816	0	58,830	107,646	107,646	25,000	82,646
1989	44,378	0	57,720	102,098	102,098	25,000	77,098
1988	38,378	0	51,060	89,438	89,438	25,000	64,438
1987	28,390	0	30,414	58,804	58,804	25,000	33,804
1986	28,489	0	29,304	57,793	57,793	25,000	32,793
1985	27,904	0	16,720	44,624	44,624	25,000	19,624
1984	26,397	0	16,720	43,117	43,117	25,000	18,117
1983	26,397	0	16,720	43,117	43,117	25,000	18,117
1982	26,718	0	16,720	43,438	43,438	25,000	18,438

## 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
6/28/2016	2804 / 172	790,000	WD	02
2/28/2014	2674 / 382	330,000	<u>WD</u>	<u>37</u>

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