



May 27, 2025

Mr. Andy Cooper
Vice President
World Risk Management
20 N. Orange Avenue, Suite 500
Orlando, FL 32801

Dear Mr. Cooper:

Our firm has performed property valuation update services for Public Risk Management of Florida (hereafter "PRM"). We are pleased to submit our revised summary report for certain property of interest to PRM, as follows:

- Updated spreadsheets containing both your prior appraisal values (appraisals of all property performed by others), values provided by HCA after the on-site appraisals of specific property of interest to PRM, and
- This letter, outlining our methodology.

The property updated this year includes all items in the spreadsheet provided by PRM to us, plus changes submitted by PRM members directly to HCA. Based on PRM's direction and assistance, we believe this report reflects all member property currently insured by your program for the City of Key West.

I. Scope and Methodology:

HCA has revised the attached member summary report to include the updated values for properties appraised during the 2024 onsite appraisal process. All other property currently insured along with any added or deleted property submitted to HCA for the period from 11/15/2023 to 11/15/2024 is also included in this combined report.

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II. Summary

This report includes the following documents:

- This letter summarizing our procedures and methodology;
- The attached spreadsheet reports outlining our adjusted values; and,
- A statement outlining our assumptions and conditions.

For insurance purposes it is our opinion that as of November 15, 2024, the total estimates of value are as follows:

	*Replacement Cost
Buildings:	\$240,675,321
Contents:	\$9,712,255
EDP:	\$3,359,149
Property in the Open:	\$7,476,122
 Total Values for Properties Updated:	 <u>\$261,222,846</u>

*Note that some values included may be based on actual appraisals or values supplied by others.

Respectfully Submitted,
HCA Asset Management, LLC



Matthew Schuepbach
Responsible Appraiser

III. Our Assumptions & Limiting Conditions

1. The information furnished by others is believed to be reliable and has been confirmed and reviewed with a knowledgeable PRM party. However, no warranty is given for its accuracy.
2. HCA has not performed actual appraisals for some of the property outlined in this report. The purpose of this report is to provide a comprehensive summary of our most recent on-site appraisals, along with our estimates of increases in replacement cost value since the respective dates of each member's prior appraisal (performed by others) or our last update of their appraisal.
3. Our appraisal value update is valid only for the function which is stated herein. Any other use of, or reliance upon this report by you or third parties is invalid.
4. Liability of HCA and its employees for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this assignment.

We have acted as an independent contractor and have no personal interest, either present or contemplated, in the subject property. We certify that no fee received, or to be received, or the employment of our services, is in any way contingent upon the opinion reported. All files, work papers or documents developed during the course of the assignment shall be retained for at least five years.

Insurance Summary Report - RCV

Public Risk Management of Florida (2024 Update) - 2024 Building Summary Report

City of Key West

As of Date: 11/15/2024							Replacement Cost (RC)				
			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	EDP	Total
SITE: 01	Fire Station #1										
	BLDG: 001	Fire Station #1 1600 N. ROOSEVELT BLVD. KEY WEST, FL 33040	1997	6	1	11,489	\$6,319,097	\$444,280	\$0	\$71,041	\$6,834,418
	BLDG: 002	Police Station 1604 N. ROOSEVELT BLVD. KEY WEST, FL 33040	2002	4	2	24,768	\$10,747,333	\$2,429,604	\$0	\$647,894	\$13,824,831
Site Totals:							\$17,066,431	\$2,873,884	\$0	\$718,935	\$20,659,250
SITE: 03	RAH Environmental Protection Facility										
	BLDG: 001	Filter Building TRUMBO POINT ANNEX - FLEMING KEY KEY WEST, FL 33040	1986	6	1	2,780	\$0	\$0	\$0	\$0	\$0
	BLDG: 002	South Injection Well TRUMBO POINT ANNEX - FLEMING KEY KEY WEST, FL 33040	1999	0	1	1,500	\$0	\$0	\$0	\$0	\$0
	BLDG: 003	North Injection Well TRUMBO POINT ANNEX - FLEMING KEY KEY WEST, FL 33040	2008	0	1	1,500	\$0	\$0	\$0	\$0	\$0
	BLDG: 004	Ultraviolet Facility TRUMBO POINT ANNEX - FLEMING KEY KEY WEST, FL 33040	1997	6	1	648	\$697,880	\$0	\$0	\$0	\$697,880
	BLDG: 005	Clarifier #1 TRUMBO POINT ANNEX - FLEMING KEY KEY WEST, FL 33040	1986	6	1	9,911	\$0	\$0	\$0	\$0	\$0
	BLDG: 006	Clarifier #2 TRUMBO POINT ANNEX - FLEMING KEY KEY WEST, FL 33040	1986	6	1	9,911	\$0	\$0	\$0	\$0	\$0
	BLDG: 007	Chlorine Contact Chamber TRUMBO POINT ANNEX - FLEMING KEY	1989	6	2	5,778	\$0	\$0	\$0	\$0	\$0



City of Key West

As of Date: 11/15/2024						Replacement Cost (RC)				
		Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	EDP	Total
SITE: 03	RAH Environmental Protection Facility									
		KEY WEST, FL 33040								
	BLDG: 008	Aeration Basin#1	1986	6	1	33,300	\$0	\$0	\$0	\$0
		TRUMBO POINT ANNEX - FLEMING KEY								
		KEY WEST, FL 33040								
	BLDG: 009	Aeration/Anoxic Basin #2	1986	6	1	39,590	\$0	\$0	\$0	\$0
		TRUMBO POINT ANNEX - FLEMING KEY								
		KEY WEST, FL 33040								
	BLDG: 010	Headworks & Pre Treatment Building	1986	6	1	3,075	\$3,400,678	\$0	\$0	\$81,970
		TRUMBO POINT ANNEX - FLEMING KEY								
		KEY WEST, FL 33040								
	BLDG: 011	Solids Building	1989	6	3	22,003	\$14,465,431	\$27,323	\$0	\$163,941
		TRUMBO POINT ANNEX - FLEMING KEY								
		KEY WEST, FL 33040								
	BLDG: 012	Digester #1	1986	6	1	2,043	\$0	\$0	\$0	\$0
		TRUMBO POINT ANNEX - FLEMING KEY								
		KEY WEST, FL 33040								
	BLDG: 013	Digester #2	1986	6	1	2,043	\$0	\$0	\$0	\$0
		TRUMBO POINT ANNEX - FLEMING KEY								
		KEY WEST, FL 33040								
	BLDG: 014	Chlorine Contact Building	1986	6	1	1,584	\$567,830	\$5,465	\$0	\$0
		TRUMBO POINT ANNEX - FLEMING KEY								
		KEY WEST, FL 33040								
	BLDG: 015	Operations Building	1989	4	2	17,700	\$8,602,326	\$191,264	\$0	\$262,305
		TRUMBO POINT ANNEX - FLEMING KEY								
		KEY WEST, FL 33040								
	BLDG: 016	Emergency Generator	1989	3	1	595	\$1,077,523	\$0	\$0	\$0
		TRUMBO POINT ANNEX - FLEMING KEY								
		KEY WEST, FL 33040								
	BLDG: 017	Quonset - Storage	2005	3	1	3,360	\$159,586	\$530,076	\$0	\$0



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Public Risk Management of Florida (2024 Update) - 2024 Building Summary Report

City of Key West

As of Date: 11/15/2024							Replacement Cost (RC)			
							Contents	Property In The Open	EDP	Total
Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)						
SITE: 03 RAH Environmental Protection Facility										
TRUMBO POINT ANNEX - FLEMING KEY KEY WEST, FL 33040										
BLDG: 018	Quonset - Storage	2005	3	1	3,080	\$146,277	\$163,941	\$0	\$0	\$310,218
TRUMBO POINT ANNEX - FLEMING KEY KEY WEST, FL 33040										
BLDG: 019	Collections Quonset	2018	3	1	3,320	\$255,897	\$69,839	\$0	\$0	\$325,736
TRUMBO POINT ANNEX - FLEMING KEY KEY WEST, FL 33040										
Site Totals:						\$29,373,429	\$987,908	\$0	\$508,217	\$30,869,554
SITE: 04 Public Works Complex										
BLDG: 001	Office/Garage	1972	6	2	6,820	\$1,639,750	\$247,551	\$0	\$13,662	\$1,900,963
627 PALM AVENUE KEY WEST, FL 33040										
BLDG: 002	Public Works Storage	1962	2	1	2,772	\$322,206	\$207,658	\$0	\$0	\$529,865
633 PALM AVENUE KEY WEST, FL 33040										
BLDG: 005	OMI Storage & Offices	1996	3	1	1,800	\$366,918	\$177,056	\$0	\$0	\$543,974
691 PALM AVENUE KEY WEST, FL 33040										
BLDG: 099	Property In The Open	1980	0	1	0	\$0	\$0	\$374,273	\$0	\$374,273
627 PALM AVENUE KEY WEST, FL 33040										
Site Totals:						\$2,328,875	\$632,265	\$374,273	\$13,662	\$3,349,075
SITE: 07 Key West Ferry Terminal										
BLDG: 001	Key West Ferry Terminal	2003	1	2	9,648	\$7,205,048	\$307,334	\$0	\$84,375	\$7,596,757
100 GRINNELL STREET										



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						Contents	Property In The Open	EDP	Total	
Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)						
SITE: 07 Key West Ferry Terminal										
KEY WEST, FL 33040										
Site Totals:						\$7,205,048	\$307,334	\$0	\$84,375	\$7,596,757
SITE: 08 Key West Bight										
BLDG: 002	Dockmaster/Museum	1918	2	1	2,450	\$797,461	\$27,323	\$0	\$8,197	\$832,981
	231 MARGARET STREET									
	KEY WEST, FL 33040									
BLDG: 003	Half Shell Raw Bar	1980	1	1	7,590	\$2,513,326	\$0	\$0	\$0	\$2,513,326
	231 MARGARET STREET									
	KEY WEST, FL 33040									
BLDG: 005	Key West Bait & Tackle	1986	1	2	4,176	\$1,014,250	\$0	\$0	\$0	\$1,014,250
	241 MARGARET STREET									
	KEY WEST, FL 33040									
BLDG: 006	Lost Reef Dive Shop	1980	2	1	1,600	\$367,852	\$0	\$0	\$0	\$367,852
	261 MARGARET STREET									
	KEY WEST, FL 33040									
BLDG: 007	Flagler Station	1999	1	1	1,320	\$673,131	\$0	\$0	\$0	\$673,131
	901 MARGARET STREET									
	KEY WEST, FL 33040									
BLDG: 008	Good Day On A Happy Planet	1970	1	1	1,960	\$416,300	\$0	\$0	\$0	\$416,300
	907 CAROLINE STREET									
	KEY WEST, FL 33040									
BLDG: 009	Mac Sea Garden	1980	1	1	1,905	\$471,986	\$0	\$0	\$0	\$471,986
	208 MARGARET STREET									
	KEY WEST, FL 33040									
BLDG: 010	Local Color	1985	2	1	4,216	\$1,074,138	\$0	\$0	\$0	\$1,074,138
	274 MARGARET STREET									



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City of Key West

As of Date: 11/15/2024				-----		Replacement Cost (RC)		-----			
			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	EDP	Total
SITE: 08	Key West Bight										
		KEY WEST, FL 33040									
BLDG: 011	Turtle Kraals Restaurant & Deck Bar		1970	1	1	6,837	\$2,410,360	\$0	\$0	\$0	\$2,410,360
	1 LAND'S END VILLAGE										
	KEY WEST, FL 33040										
BLDG: 012	Restrooms/Shower		1998	2	1	1,566	\$1,253,103	\$7,869	\$0	\$0	\$1,260,972
	201 WILLIAM STREET										
	KEY WEST, FL 33040										
BLDG: 013	Waterfront Brewery		1970	2	1	27,945	\$10,904,818	\$0	\$0	\$0	\$10,904,818
	201 WILLIAM STREET										
	KEY WEST, FL 33040										
BLDG: 014	Schooner Wharf Restaurant		1955	2	2	3,072	\$1,173,835	\$0	\$0	\$0	\$1,173,835
	202 WILLIAM STREET										
	KEY WEST, FL 33040										
BLDG: 016	Jimmy Buffet Studio		1980	4	1	1,398	\$349,057	\$0	\$0	\$0	\$349,057
	203 ELIZABETH STREET										
	KEY WEST, FL 33040										
BLDG: 017	Lazy Way Shops		1980	1	1	3,200	\$775,280	\$0	\$0	\$0	\$775,280
	205 ELIZABETH STREET										
	KEY WEST, FL 33040										
BLDG: 018	The Conch Republic Seafood Company		1997	3	2	12,332	\$5,269,241	\$0	\$0	\$0	\$5,269,241
	615 GREENE STREET										
	KEY WEST, FL 33040										
BLDG: 019	Fish Market		1940	2	1	361	\$174,061	\$0	\$0	\$0	\$174,061
	201 WILLIAM STREET										
	KEY WEST, FL 33040										
BLDG: 020	Ice House/Education Center		1940	6	2	2,922	\$608,573	\$0	\$0	\$0	\$608,573
	615 GREENE STREET										
	KEY WEST, FL 33040										
BLDG: 021	Turtle Cannery		1918	1	1	1,200	\$360,498	\$0	\$0	\$0	\$360,498



City of Key West

Replacement Cost (RC)

Site Totals:	\$30,607,270	\$35,193	\$0	\$8,197	\$30,650,659
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City of Key West

As of Date: 11/15/2024							Replacement Cost (RC)				
			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	EDP	Total
SITE: 09	Mallory Square										
	BLDG: 010	Shipwreck Museum 1 WHITEHEAD STREET KEY WEST, FL 33040	1985	1	2	5,360	\$2,199,992	\$0	\$0	\$0	\$2,199,992
	BLDG: 011	KEY WEST AQUARIUM 1 SIMONTON STREET KEY WEST, FL 33040	1940	2	1	6,739	\$4,222,421	\$0	\$0	\$0	\$4,222,421
	BLDG: 012	CABLE HUT EAST/WEST 1 SIMONTON STREET KEY WEST, FL 33040	1925	2	1	772	\$393,419	\$0	\$0	\$0	\$393,419
Site Totals:							\$18,335,293	\$0	\$0	\$0	\$18,335,293
SITE: 11	Frederick Douglas Gym & Community Center										
	BLDG: 001	Frederick Douglas Gym/Frederick Douglas Community Center 111 OLIVIA STREET KEY WEST, FL 33040	1957	4	1	17,956	\$5,128,918	\$111,480	\$0	\$48,089	\$5,288,487
Site Totals:							\$5,128,918	\$111,480	\$0	\$48,089	\$5,288,487
SITE: 12	Martin Luther King Memorial pool										
	BLDG: 001	Martin Luther King Memorial pool 200 CATHERINE STREET KEY WEST, FL 33040	1958	6	2	6,999	\$2,551,851	\$10,929	\$0	\$0	\$2,562,780
Site Totals:							\$2,551,851	\$10,929	\$0	\$0	\$2,562,780
SITE: 14	Indigenous Park										
	BLDG: 001	Bird Pavillion 1801 WHITE STREET KEY WEST, FL 33040	2004	3	1	4,900	\$655,386	\$0	\$0	\$0	\$655,386



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Public Risk Management of Florida (2024 Update) - 2024 Building Summary Report

City of Key West

As of Date: 11/15/2024							Replacement Cost (RC)				
			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	EDP	Total
SITE: 14 Indigenous Park											
	BLDG: 002	Main Wildlife Office 1801 WHITE STREET KEY WEST, FL 33040	1999	1	1	770	\$154,916	\$0	\$0	\$0	\$154,916
	BLDG: 003	Restroom/Pavilion 1801 WHITE STREET KEY WEST, FL 33040	1999	1	1	2,870	\$521,251	\$0	\$0	\$0	\$521,251
	BLDG: 099	Property In The Open 1801 WHITE STREET KEY WEST, FL 33040	2004	0	1	0	\$0	\$0	\$140,323	\$0	\$140,323
Site Totals:							\$1,331,553	\$0	\$140,323	\$0	\$1,471,876
SITE: 15 Southern Most											
	BLDG: 001	Hockey Pavillion 1793 BERTHA STREET KEY WEST, FL 33040	2008	3	1	25,200	\$4,050,111	\$0	\$0	\$0	\$4,050,111
	BLDG: 002	Concession Stand/Restroom 1793 BERTHA STREET KEY WEST, FL 33040	2009	2	1	330	\$65,959	\$5,465	\$0	\$0	\$71,424
Site Totals:							\$4,116,070	\$5,465	\$0	\$0	\$4,121,534
SITE: 16 Smathers Beach Restroom											
	BLDG: 001	Smathers Beach Restroom #1 1900 S ROOSEVELT BLVD KEY WEST, FL 33040	2020	6	1	759	\$605,888	\$0	\$0	\$0	\$605,888
	BLDG: 002	Smathers Beach Restroom #2 2018 ROOSEVELT KEY WEST, FL 33040	2020	6	1	759	\$605,888	\$0	\$0	\$0	\$605,888
Site Totals:							\$1,211,776	\$0	\$0	\$0	\$1,211,776



City of Key West

As of Date: 11/15/2024							Replacement Cost (RC)				
			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	EDP	Total
SITE:	17	Fire Station #3									
	BLDG: 001	Fire Station #3 1491 KENNEDY DRIVE KEY WEST, FL 33040	1972	4	1	7,384	\$3,067,731	\$259,573	\$0	\$24,045	\$3,351,349
Site Totals:							\$3,067,731	\$259,573	\$0	\$24,045	\$3,351,349
SITE:	18	A1 Boatyard (Spencers) Office									
	BLDG: 001	A1 Boatyard (Spencers) Office 701 PALM AVENUE KEY WEST, FL 33040	1985	2	1	684	\$199,511	\$0	\$0	\$0	\$199,511
	BLDG: 002	SAILING CLUB 701 PALM AVENUE KEY WEST, FL 33040	1999	1	1	625	\$152,464	\$0	\$0	\$0	\$152,464
Site Totals:							\$351,975	\$0	\$0	\$0	\$351,975
SITE:	20	Park N Ride									
	BLDG: 001	Parking Garage Office 922 CAROLINE ST KEY WEST, FL 33040	1996	6	1	1,040	\$342,052	\$0	\$0	\$0	\$342,052
	BLDG: 002	Parking Garage 300 GRINNELL STREET KEY WEST, FL 33040	1996	6	3	92,363	\$10,534,864	\$0	\$0	\$0	\$10,534,864
Site Totals:							\$10,876,916	\$0	\$0	\$0	\$10,876,916
SITE:	21	Garrison Bight Marina									
	BLDG: 001	Dingy Dock Restroom 811 PALM AVENUE KEY WEST, FL 33040	2009	1	1	728	\$380,577	\$5,465	\$0	\$0	\$386,042
	BLDG: 002	Dockmaster Office	2018	2	1	2,334	\$2,461,727	\$54,647	\$0	\$13,115	\$2,529,489



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			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	EDP	Total
SITE:	21	Garrison Bight Marina									
	BLDG: 003	1801 N ROOSEVELT BLVD KEY WEST, FL 33040 Live Aboard Restroom/Laundry GARRISON BIGHT MARINA KEY WEST, FL 33040	1997	2	1	704	\$302,594	\$5,246	\$0	\$0	\$307,840
	BLDG: 004	Garrison Bight Docks GARRISON BIGHT MARINA KEY WEST, FL 33040	1960	1	1	52,746	\$0	\$0	\$0	\$0	\$0
Site Totals:							\$3,144,898	\$65,358	\$0	\$13,115	\$3,223,371
SITE:	23	Key West Cemetery									
	BLDG: 001	Sexton Office 701 PASSOVER LANE KEY WEST, FL 33040	2016	2	1	968	\$302,594	\$21,859	\$0	\$6,558	\$331,010
	BLDG: 099	Property In The Open 701 PASSOVER LANE KEY WEST, FL 33040	1990	0	1	0	\$0	\$0	\$390,383	\$0	\$390,383
Site Totals:							\$302,594	\$21,859	\$390,383	\$6,558	\$721,394
SITE:	24	Wickers Field Complex									
	BLDG: 001	Storage Building 1399 KENNEDY DRIVE KEY WEST, FL 33040	1990	2	1	400	\$40,159	\$8,197	\$0	\$0	\$48,356
	BLDG: 002	Restroom Building 1399 KENNEDY DRIVE KEY WEST, FL 33040	1990	2	1	700	\$270,723	\$0	\$0	\$0	\$270,723
	BLDG: 003	Men's Softball Field Concession Stand/Pressbox 1399 KENNEDY DRIVE	1990	2	2	1,064	\$364,233	\$13,662	\$0	\$0	\$377,895



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		Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	EDP	Total	
SITE:	24	Wickers Field Complex									
	BLDG: 004	KEY WEST, FL 33040 Football Field Concession/Press Box 1399 KENNEDY DRIVE	1990	2	2	518	\$184,451	\$10,929	\$0	\$0	\$195,381
	BLDG: 005	KEY WEST, FL 33040 Admin/Storage #1-portable Storage 1399 KENNEDY DRIVE	2000	1	1	1,056	\$208,383	\$10,929	\$0	\$0	\$219,313
	BLDG: 005	KEY WEST, FL 33040 Dugout 1 1399 KENNEDY DRIVE	1990	2	1	140	\$12,725	\$0	\$0	\$0	\$12,725
	BLDG: 006	KEY WEST, FL 33040 Dugout 2 1399 KENNEDY DRIVE	1990	2	1	140	\$12,725	\$0	\$0	\$0	\$12,725
	BLDG: 099	KEY WEST, FL 33040 Property In The Open 1399 KENNEDY DRIVE	1990	0	1	0	\$0	\$0	\$451,906	\$0	\$451,906
	BLDG: 099	KEY WEST, FL 33040 Field Lighting 1399 KENNEDY DRIVE	1990	0	1	0	\$0	\$0	\$750,414	\$0	\$750,414
Site Totals:						\$1,093,400	\$43,718	\$1,202,320	\$0	\$2,339,438	
SITE:	25	Rosa Hernandez Softball Complex									
	BLDG: 001	900 KENNEDY DRIVE KEY WEST, FL 33040 Restroom/Pressbox	1996	2	2	1,018	\$432,761	\$25,138	\$0	\$0	\$457,898
	BLDG: 099	900 KENNEDY DRIVE KEY WEST, FL 33040 Property In The Open	2010	0	1	0	\$0	\$0	\$364,584	\$0	\$364,584
	BLDG: 099	KEY WEST, FL 33040 Field Lighting	2000	0	1	0	\$0	\$0	\$466,966	\$0	\$466,966

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							Contents	Property In The Open	EDP	Total
Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)						
SITE: 25 Rosa Hernandez Softball Complex										
900 KENNEDY DRIVE KEY WEST, FL 33040										
Site Totals:							\$432,761	\$25,138	\$831,549	\$0
\$1,289,447										
SITE: 26 Clayton Sterling Complex										
BLDG: 001	Restroom/Pressbox/Concession	1990	1	2	3,228	\$1,131,458	\$27,323	\$0	\$0	\$1,158,781
3130 NORTHSIDE DRIVE KEY WEST, FL 33040										
BLDG: 099	Field Lighting	1999	0	1	0	\$0	\$0	\$1,199,518	\$0	\$1,199,518
3130 NORTHSIDE DRIVE KEY WEST, FL 33040										
BLDG: 099	Property In The Open	1990	0	1	0	\$0	\$0	\$331,546	\$0	\$331,546
3130 NORTHSIDE DRIVE KEY WEST, FL 33040										
Site Totals:							\$1,131,458	\$27,323	\$1,531,064	\$0
\$2,689,845										
SITE: 27 Truman Waterfront										
BLDG: 001	Storage (Old Messhall)	1942	4	1	9,381	\$2,888,066	\$0	\$0	\$0	\$2,888,066
TRUMAN WATERFRONT KEY WEST, FL 33040										
BLDG: 002	Amphitheater	2017	3	1	3,986	\$3,017,299	\$0	\$0	\$0	\$3,017,299
616 SIMONTON STREET KEY WEST, FL 33040										
BLDG: 003	Amphitheater Restroom Building	2017	6	1	528	\$414,899	\$0	\$0	\$0	\$414,899
TRUMAN WATERFRONT KEY WEST, FL 33040										
BLDG: 004	Splash Pad	2018	6	1	2,463	\$518,449	\$0	\$0	\$0	\$518,449
TRUMAN WATERFRONT KEY WEST, FL 33040										



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City of Key West

As of Date: 11/15/2024							Replacement Cost (RC)			
							Contents	Property In	EDP	Total
	Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)			The Open		
SITE: 27 Truman Waterfront										
BLDG: 005	2017	6	1	528	\$414,899		\$0	\$0	\$0	\$414,899
Playground Restroom Building TRUMAN WATERFRONT KEY WEST, FL 33040										
BLDG: 099	2016	0	1	0	\$0		\$0	\$1,148,035	\$0	\$1,148,035
Property In The Open TRUMAN WATERFRONT KEY WEST, FL 33040										
Site Totals:					\$7,253,612		\$0	\$1,148,035	\$0	\$8,401,648
SITE: 28 Fire Station Museum										
BLDG: 001	1907	2	2	3,586	\$1,404,049		\$0	\$0	\$0	\$1,404,049
Fire Station Museum 1024 GRINNELL STREET KEY WEST, FL 33040										
BLDG: 002	1920	2	1	180	\$23,582		\$0	\$0	\$0	\$23,582
Storage Building 1024 GRINNELL STREET KEY WEST, FL 33040										
Site Totals:					\$1,427,631		\$0	\$0	\$0	\$1,427,631
SITE: 29 Key West Police Dept. Special Operations										
BLDG: 001	1968	2	2	6,048	\$0		\$0	\$0	\$0	\$0
Poinciana Sub-Station 1663 DUNLAP COURT KEY WEST, FL 33040										
Site Totals:					\$0		\$0	\$0	\$0	\$0
SITE: 31 Bayview Park										
BLDG: 001	1997	2	1	3,800	\$1,226,252		\$0	\$0	\$0	\$1,226,252
Recreation Center 1310 VIRGINIA STREET KEY WEST, FL 33040										
BLDG: 002	1990	1	1	420	\$59,888		\$5,465	\$0	\$0	\$65,353
Pro Shop										



City of Key West

Replacement Cost (RC)

SITE:	32	Solid Waste Complex									
	BLDG: 001	Administration/Maintenance 141 OVERSEAS HIGHWAY KEY WEST, FL 33040	2009	3	1	3,600	\$859,567	\$137,710	\$30,936	\$18,580	\$1,046,794
	BLDG: 002	Scale/Platform 141 OVERSEAS HIGHWAY KEY WEST, FL 33040	2009	3	1	196	\$190,405	\$0	\$0	\$0	\$190,405
	BLDG: 004	Emergency Generator 141 OVERSEAS HIGHWAY KEY WEST, FL 33040	2009	3	1	0	\$491,948	\$0	\$0	\$0	\$491,948
	BLDG: 005	Pump House- Sprinkler System 141 OVERSEAS HIGHWAY KEY WEST, FL 33040	2009	3	1	108	\$93,860	\$0	\$0	\$0	\$93,860



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			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	EDP	Total
SITE: 32	Solid Waste Complex										
	BLDG: 006	Welding Building 141 OVERSEAS HIGHWAY KEY WEST, FL 33040	2009	3	1	1,664	\$251,578	\$87,435	\$0	\$0	\$339,013
	BLDG: 007	Transfer Station 141 OVERSEAS HIGHWAY KEY WEST, FL 33040	2009	3	1	14,000	\$4,175,024	\$0	\$0	\$0	\$4,175,024
Site Totals:							\$6,062,383	\$225,145	\$30,936	\$18,580	\$6,337,045
SITE: 33	Transit Authority										
	BLDG: 001	Transit Authority 5701 COLLEGE ROAD KEY WEST, FL 33040	2016	4	2	18,366	\$7,006,704	\$830,634	\$73,547	\$100,550	\$8,011,436
	BLDG: 002	Bus Wash/Platform 5701 COLLEGE ROAD KEY WEST, FL 33040	2016	4	1	2,107	\$1,595,038	\$0	\$0	\$0	\$1,595,038
Site Totals:							\$8,601,742	\$830,634	\$73,547	\$100,550	\$9,606,474
SITE: 34	Fire Station #2										
	BLDG: 001	Fire Station #2 616 SIMONTON STREET KEY WEST, FL 33040	2015	6	2	8,248	\$6,375,950	\$591,827	\$0	\$118,912	\$7,086,689
Site Totals:							\$6,375,950	\$591,827	\$0	\$118,912	\$7,086,689
SITE: 35	City Hall-New										
	BLDG: 001	City Hall-New 1300 WHITE STREET KEY WEST, FL 33040	1923	4	2	37,757	\$26,705,421	\$1,444,319	\$0	\$1,147,586	\$29,297,326
	BLDG: 002	Solar Panels	2015	0	1	0	\$401,591	\$0	\$0	\$0	\$401,591



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City of Key West

As of Date: 11/15/2024							Replacement Cost (RC)				
			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	EDP	Total
SITE: 35	City Hall-New										
	BLDG: 003	1300 WHITE STREET KEY WEST, FL 33040 Gym/Kitchen Building 1030 WHITE STREET KEY WEST, FL 33040	1926	4	2	13,822	\$5,094,013	\$0	\$0	\$0	\$5,094,013
Site Totals:							\$32,201,024	\$1,444,319	\$0	\$1,147,586	\$34,792,929
SITE: 36	John Jones Navigation Center										
	BLDG: 001	John Jones Navigation Center 5555 COLLEGE RD KEY WEST, FL 33040	2000	1	1	5,626	\$496,151	\$15,301	\$0	\$0	\$511,452
	BLDG: 002	Homeless Shelter 5555 COLLEGE RD KEY WEST, FL 33040	2025	6	1	10,422	\$8,600,000	\$1,000,000	\$0	\$0	\$9,600,000
	BLDG: 099	Property In The Open 5555 COLLEGE RD KEY WEST, FL 33040	2000	0	1	0	\$0	\$0	\$44,362	\$0	\$44,362
Site Totals:							\$9,096,151	\$1,015,301	\$44,362	\$0	\$10,155,814
SITE: 37	Lift Station P										
	BLDG: 001	Lift Station P GARRISON BIGHT KEY WEST, FL 33040	1990	6	1	0	\$0	\$0	\$0	\$0	\$0
Site Totals:							\$0	\$0	\$0	\$0	\$0
SITE: 38	Lift Station Q										
	BLDG: 001	Lift Station Q CITY MARINA	2018	6	1	0	\$0	\$0	\$0	\$0	\$0



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As of Date: 11/15/2024							Replacement Cost (RC)				
			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	EDP	Total
SITE:	38	Lift Station Q									
KEY WEST, FL 33040											
Site Totals:							\$0	\$0	\$0	\$0	\$0
SITE:	39	Lift Station C									
	BLDG: 001	Lift Station C 691 PALM AVE KEY WEST, FL 33040	2015	6	1	168	\$1,553,128	\$0	\$0	\$81,970	\$1,635,099
Site Totals:							\$1,553,128	\$0	\$0	\$81,970	\$1,635,099
SITE:	40	Lift Station B									
	BLDG: 001	Lift Station B 613 GREEN KEY WEST, FL 33040	2017	6	1	168	\$1,512,969	\$0	\$0	\$81,970	\$1,594,939
Site Totals:							\$1,512,969	\$0	\$0	\$81,970	\$1,594,939
SITE:	42	Storm PS 5									
	BLDG: 001	Storm Ps 5 N SIMONTON BEACH KEY WEST, FL 33040	2017	6	1	0	\$1,805,173	\$0	\$0	\$16,394	\$1,821,567
Site Totals:							\$1,805,173	\$0	\$0	\$16,394	\$1,821,567
SITE:	43	Lift Station Z									
	BLDG: 001	Lift Station Z FERRY TERMINAL	1992	6	1	0	\$0	\$0	\$0	\$0	\$0



City of Key West

As of Date: 11/15/2024							Replacement Cost (RC)				
			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	EDP	Total
SITE:	43	Lift Station Z									
KEY WEST, FL 33040											
Site Totals:							\$0	\$0	\$0	\$0	\$0
SITE:	44	Lift Station H									
	BLDG: 001	Lift Station H 250 TRUMBO KEY WEST, FL 33040	2015	6	1	0	\$629,820	\$0	\$0	\$8,197	\$638,017
Site Totals:							\$629,820	\$0	\$0	\$8,197	\$638,017
SITE:	45	Lift Station A									
	BLDG: 001	Lift Station A 250 AMELIA ST KEY WEST, FL 33040	2015	6	1	180	\$1,469,775	\$0	\$0	\$81,970	\$1,551,745
Site Totals:							\$1,469,775	\$0	\$0	\$81,970	\$1,551,745
SITE:	46	Lift Station U									
	BLDG: 001	Lift Station U MALLORY SQUARE KEY WEST, FL 33040	1990	6	1	0	\$0	\$0	\$0	\$0	\$0
	BLDG: 099	Property In The Open MALLORY SQUARE KEY WEST, FL 33040	1990	0	1	0	\$0	\$0	\$0	\$0	\$0
Site Totals:							\$0	\$0	\$0	\$0	\$0



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City of Key West

As of Date: 11/15/2024							Replacement Cost (RC)				
			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	EDP	Total
SITE: 47	Lift Station D										
	BLDG: 001	Lift Station D 1529 SEMINARY RD KEY WEST, FL 33040	2017	6	1	100	\$2,095,392	\$0	\$0	\$81,970	\$2,177,362
Site Totals:							\$2,095,392	\$0	\$0	\$81,970	\$2,177,362
SITE: 48	Storm PS 2										
	BLDG: 001	Storm Ps 2 GEORGE ST KEY WEST, FL 33040	2015	6	1	0	\$2,152,245	\$0	\$0	\$16,394	\$2,168,639
Site Totals:							\$2,152,245	\$0	\$0	\$16,394	\$2,168,639
SITE: 49	Storm PS 3										
	BLDG: 001	Storm Ps 3 WHITE ST KEY WEST, FL 33040	2015	6	1	0	\$2,140,921	\$0	\$0	\$16,394	\$2,157,315
Site Totals:							\$2,140,921	\$0	\$0	\$16,394	\$2,157,315
SITE: 50	Lift Station DA										
	BLDG: 001	Lift Station Da 1391 ATLANTIC KEY WEST, FL 33040	2000	6	1	0	\$1,354,434	\$0	\$0	\$81,970	\$1,436,405
Site Totals:							\$1,354,434	\$0	\$0	\$81,970	\$1,436,405
SITE: 51	Storm PS 1										
	BLDG: 001	Storm Ps 1 1705 PATRICIA	2005	6	1	0	\$2,152,479	\$0	\$0	\$16,394	\$2,168,873



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As of Date: 11/15/2024							Replacement Cost (RC)				
			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	EDP	Total
SITE:	51	Storm PS 1									
KEY WEST, FL 33040											
Site Totals:							\$2,152,479	\$0	\$0	\$16,394	\$2,168,873
SITE:	52	Lift Station T									
	BLDG: 001	Lift Station T 5TH STREET KEY WEST, FL 33040	2000	6	1	0	\$0	\$0	\$0	\$0	\$0
	BLDG: 099	Property In The Open 5TH STREET KEY WEST, FL 33040	2000	0	1	0	\$0	\$0	\$0	\$0	\$0
Site Totals:							\$0	\$0	\$0	\$0	\$0
SITE:	53	Lift Station O									
	BLDG: 001	Lift Station O 2700 VENETIAN KEY WEST, FL 33040	2000	6	1	0	\$0	\$0	\$0	\$0	\$0
	BLDG: 099	Property In The Open 2700 VENETIAN KEY WEST, FL 33040	2000	0	1	0	\$0	\$0	\$0	\$0	\$0
Site Totals:							\$0	\$0	\$0	\$0	\$0
SITE:	54	Lift Station F									
	BLDG: 001	Lift Station F 1460 14TH ST KEY WEST, FL 33040	2015	6	1	100	\$1,933,705	\$0	\$0	\$16,394	\$1,950,099
Site Totals:							\$1,933,705	\$0	\$0	\$16,394	\$1,950,099



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As of Date: 11/15/2024							Replacement Cost (RC)				
			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	EDP	Total
SITE: 55	Lift Station G										
	BLDG: 001	Lift Station G 3545 FLAGLER AVE KEY WEST, FL 33040	2010	6	1	0	\$0	\$0	\$0	\$0	\$0
	BLDG: 099	Property In The Open 3545 FLAGLER KEY WEST, FL 33040	2010	0	1	0	\$0	\$0	\$0	\$0	\$0
Site Totals:							\$0	\$0	\$0	\$0	\$0
SITE: 56	Lift Station R										
	BLDG: 001	Lift Station R 3380 DONALD AVE KEY WEST, FL 33040	2000	6	1	0	\$0	\$0	\$0	\$0	\$0
	BLDG: 099	Property In The Open 3380 DONALD AVE KEY WEST, FL 33040	2000	0	1	0	\$0	\$0	\$0	\$0	\$0
Site Totals:							\$0	\$0	\$0	\$0	\$0
SITE: 57	Lift Station S										
	BLDG: 001	Lift Station S 99 HILTON HAVEN RD KEY WEST, FL 33040	2000	6	1	0	\$0	\$0	\$0	\$0	\$0
Site Totals:							\$0	\$0	\$0	\$0	\$0
SITE: 58	Lift Station W										
	BLDG: 001	Lift Station W 5555 COLLEGE RD KEY WEST, FL 33040	2000	3	1	0	\$0	\$0	\$0	\$0	\$0
	BLDG: 099	Property In The Open	2000	0	1	0	\$0	\$0	\$0	\$0	\$0



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As of Date: 11/15/2024							Replacement Cost (RC)				
			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	EDP	Total
SITE: 58	Lift Station W										
		5555 COLLEGE RD KEY WEST, FL 33040									
Site Totals:							\$0	\$0	\$0	\$0	\$0
SITE: 59	Lift Station J										
	BLDG: 001	Lift Station J 3906 S ROOSEVELT BLVD KEY WEST, FL 33040	1990	6	1	0	\$0	\$0	\$0	\$0	\$0
Site Totals:							\$0	\$0	\$0	\$0	\$0
SITE: 60	Lift Station K										
	BLDG: 001	Lift Station K 3485 S ROOSEVELT KEY WEST, FL 33040	1998	6	1	0	\$0	\$0	\$0	\$0	\$0
	BLDG: 099	Property In The Open 3485 S ROOSEVELT KEY WEST, FL 33040	1998	0	1	0	\$0	\$0	\$0	\$0	\$0
Site Totals:							\$0	\$0	\$0	\$0	\$0
SITE: 61	Lift Station L										
	BLDG: 001	Lift Station L 3557 S ROOSEVELT KEY WEST, FL 33040	2001	6	1	0	\$0	\$0	\$0	\$0	\$0
	BLDG: 099	Property In The Open 3557 S ROOSEVELT KEY WEST, FL 33040	2001	0	1	0	\$0	\$0	\$0	\$0	\$0
Site Totals:							\$0	\$0	\$0	\$0	\$0



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As of Date: 11/15/2024							Replacement Cost (RC)				
			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	EDP	Total
SITE: 62	Lift Station M										
	BLDG: 001	Lift Station M 3805 S ROOSEVELT KEY WEST, FL 33040	1999	6	1	0	\$0	\$0	\$0	\$0	\$0
	BLDG: 099	Property In The Open 3805 S ROOSEVELT KEY WEST, FL 33040	1999	0	1	0	\$0	\$0	\$0	\$0	\$0
Site Totals:							\$0	\$0	\$0	\$0	\$0
SITE: 63	Lift Station N										
	BLDG: 001	Lift Station N 2001 S ROOSEVELT KEY WEST, FL 33040	2000	6	1	0	\$0	\$0	\$0	\$0	\$0
	BLDG: 099	Property In The Open 2001 S ROOSEVELT KEY WEST, FL 33040	2000	0	1	0	\$0	\$0	\$0	\$0	\$0
Site Totals:							\$0	\$0	\$0	\$0	\$0
SITE: 64	Knight Pier										
	BLDG: 001	Knight Pier WHITE STREET KEY WEST, FL 33040	1998	6	1	70,504	\$0	\$0	\$0	\$0	\$0
	BLDG: 099	Property In The Open WHITE STREET KEY WEST, FL 33040	1998	0	1	0	\$0	\$0	\$0	\$0	\$0
Site Totals:							\$0	\$0	\$0	\$0	\$0
SITE: 65	Citizen Building										
	BLDG: 001	Citizen Building	1988	4	1	11,975	\$3,984,385	\$186,674	\$0	\$48,308	\$4,219,367



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			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	EDP	Total
SITE: 68	Marina Club										
	BLDG: 002	KEY WEST, FL 33040 Marina Storage 2315 N ROOSEVELT BLVD KEY WEST, FL 33040	1970	2	1	362	\$0	\$0	\$0	\$0	\$0
	BLDG: 003	KEY WEST, FL 33040 Dock Master/Restrooms 2315 N ROOSEVELT BLVD KEY WEST, FL 33040	1970	6	1	640	\$0	\$0	\$0	\$0	\$0
	BLDG: 004	KEY WEST, FL 33040 Dock Pavillion 2315 N ROOSEVELT BLVD KEY WEST, FL 33040	1990	1	1	874	\$0	\$0	\$0	\$0	\$0
Site Totals:							\$0	\$0	\$0	\$0	\$0
SITE: 69	Golf Club										
	BLDG: 001	KOKENZIE RD KEY WEST, FL 33040 Club House	1950	1	1	5,416	\$0	\$0	\$0	\$0	\$0
	BLDG: 002	KOKENZIE RD KEY WEST, FL 33040 Storage Building	1950	1	1	675	\$0	\$0	\$0	\$0	\$0
	BLDG: 003	KOKENZIE RD KEY WEST, FL 33040 Maintenance Building	1990	3	1	5,000	\$0	\$0	\$0	\$0	\$0
Site Totals:							\$0	\$0	\$0	\$0	\$0
SITE: 70	Botanical Garden										
	BLDG: 001	5210 COLLEGE RD KEY WEST, FL 33040 Visitor Center	2005	1	1	1,892	\$866,572	\$0	\$0	\$0	\$866,572



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As of Date: 11/15/2024							Replacement Cost (RC)				
			Year Built	ISO Class	No. Of Stories	Square Footage	Building (Less Exclusions)	Contents	Property In The Open	EDP	Total
SITE: 70	Botanical Garden										
	BLDG: 002	Chapel 5210 COLLEGE RD KEY WEST, FL 33040	1958	2	1	884	\$421,670	\$0	\$0	\$0	\$421,670
	BLDG: 003	Nursery 5210 COLLEGE RD KEY WEST, FL 33040	1950	2	1	260	\$35,723	\$0	\$0	\$0	\$35,723
	BLDG: 099	Property In The Open 5210 COLLEGE RD KEY WEST, FL 33040	1990	0	1	0	\$0	\$0	\$351,625	\$0	\$351,625
Site Totals:							\$1,323,965	\$0	\$351,625	\$0	\$1,675,590
SITE: 71	Southern Most Restaurant										
	BLDG: 001	Southern Most Restaurant 1405 DUVAL STREET KEY WEST, FL 33040	1980	1	1	5,465	\$2,179,096	\$0	\$0	\$0	\$2,179,096
Site Totals:							\$2,179,096	\$0	\$0	\$0	\$2,179,096
SITE: 72	Band Room										
	BLDG: 001	Band Room 101 PETRONIA ST KEY WEST, FL 33040	1960	4	1	3,680	\$1,272,365	\$0	\$0	\$0	\$1,272,365
Site Totals:							\$1,272,365	\$0	\$0	\$0	\$1,272,365
SITE: 73	Nelson English Park										
	BLDG: 099	Nelson English Park AMELIA ST	2017	0	1	0	\$0	\$0	\$643,596	\$0	\$643,596



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As of Date: 11/15/2024						Replacement Cost (RC)			
						Contents	Property In	EDP	Total
							The Open		
Year	ISO	No. Of	Square	Building					
Built	Class	Stories	Footage	(Less Exclusions)					
SITE: 73 Nelson English Park									
KEY WEST, FL 33040									
Site Totals:						\$0	\$0	\$643,596	\$0
Report Totals:						\$240,675,321	\$9,712,255	\$7,476,122	\$3,359,149
									\$261,222,846

