



Historic Architectural Review Commission Staff Report for Item 13

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Matthew Crawford
Historic Preservation Assistant

Meeting Date: February 24, 2026

Applicant: Pope-Scarborough Architects

Application Number: C2026-0006

Address: 330 Caroline Street

Description of Work:

New second floor bedroom addition over existing non-historic addition to contributing structure.

Site Facts:

The building under review is a historic and contributing structure to the historic district built circa 1942. However, this is incorrect as the house can first be seen in a c. 1920 aerial photo. The property was formerly part of Navy land, so it cannot be seen in the Sanborn maps. A portion of the rear deck can be seen in a 1975 aerial photo. It was smaller than the current porch. Permits were applied for in 1999 to demolish the porch and rebuild it. This is when the porch was rebuilt to its current size.

The house is located within an X flood zone.



c. 1920 Aerial Photo



1975 Aerial Photo showing smaller rear porch



1994 Aerial Photo showing smaller rear porch



2000 Aerial Photo showing porch as same length as current porch



Existing Rear Elevation Showing Non-Historic Porch.



Existing Rear And Side Elevation Showing Non-Historic Porch.

Guidelines Cited on Review:

- Guidelines for Roofing (page 26), specifically guidelines 1, 2, 3, and 4.
- Guidelines for Windows, Storefronts, Shutters and Window Protection (pages 29a-30e), specifically guideline A6 and B1.
- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (pages 32-33), specifically guideline 2 and 9.
- Guidelines for Additions (page 37a-37k), specifically guidelines 1, 6 (first two sentences), 11 (second sentence), 12, 13, 14 (first sentence), 19, 22, 24, 26, 28, and 30.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 7 (last sentence), 8, 12, 14, 18, 22, 23, 24, and 25.

Staff Analysis:

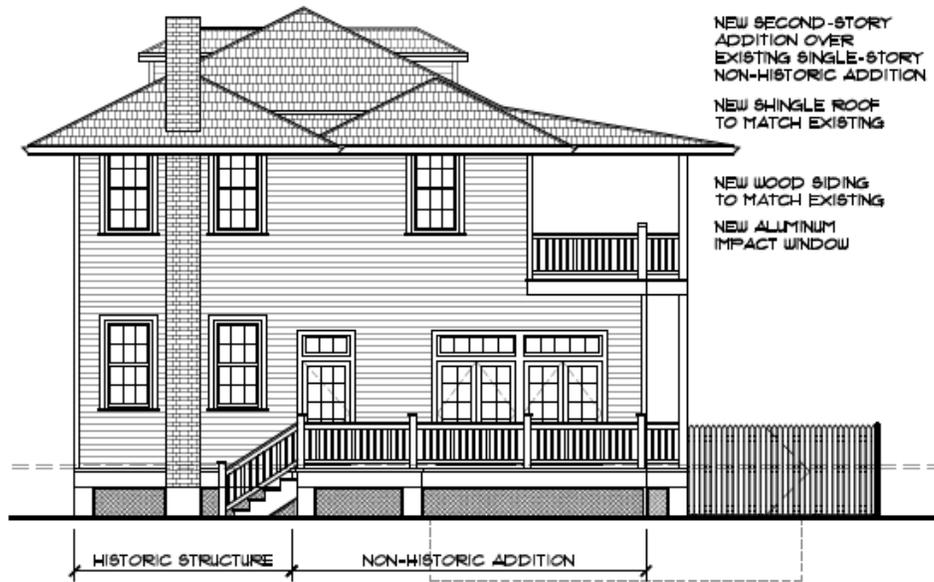
A Certificate of Appropriateness is currently under review for a new second floor addition over the existing non-historic addition. The new addition will enclose a portion of the rear second story deck. The addition will include wood siding to match the existing structure and a new shingle gable roof. On the rear elevation, there will be one new six over six aluminum window to match the existing windows on the rear elevation. On the side elevation, there will be a new aluminum impact door that matches the existing door size and configuration.



Existing Rear Elevation

1/8" = 1' - 0"

Existing Rear Elevation



NEW SECOND-STORY
ADDITION OVER
EXISTING SINGLE-STORY
NON-HISTORIC ADDITION

NEW SHINGLE ROOF
TO MATCH EXISTING

NEW WOOD SIDING
TO MATCH EXISTING
NEW ALUMINUM
IMPACT WINDOW

Proposed Rear Elevation

1/8" = 1' - 0"

Proposed Rear Elevation



Existing Side Elevation

1/8" = 1' - 0"

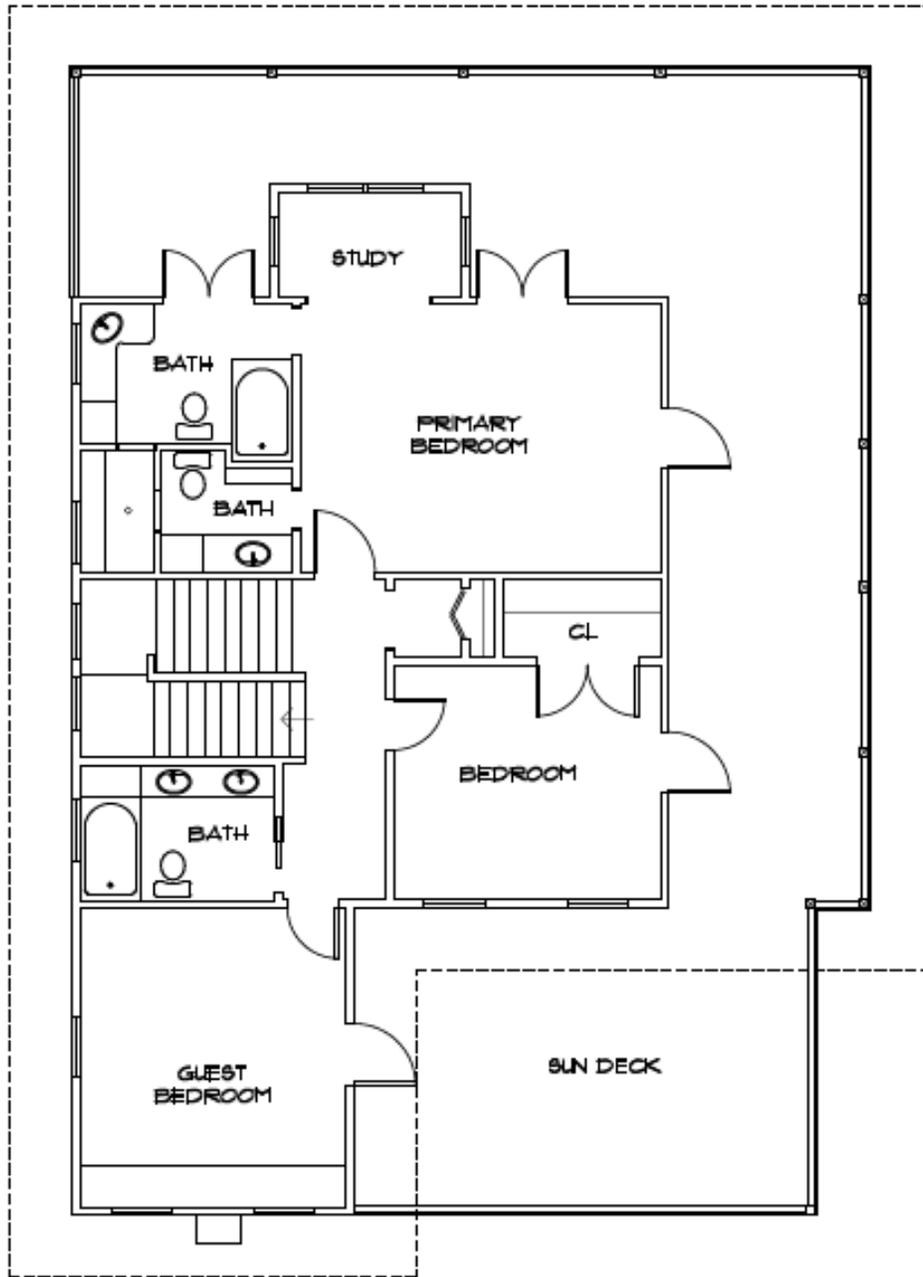
Existing Side Elevation



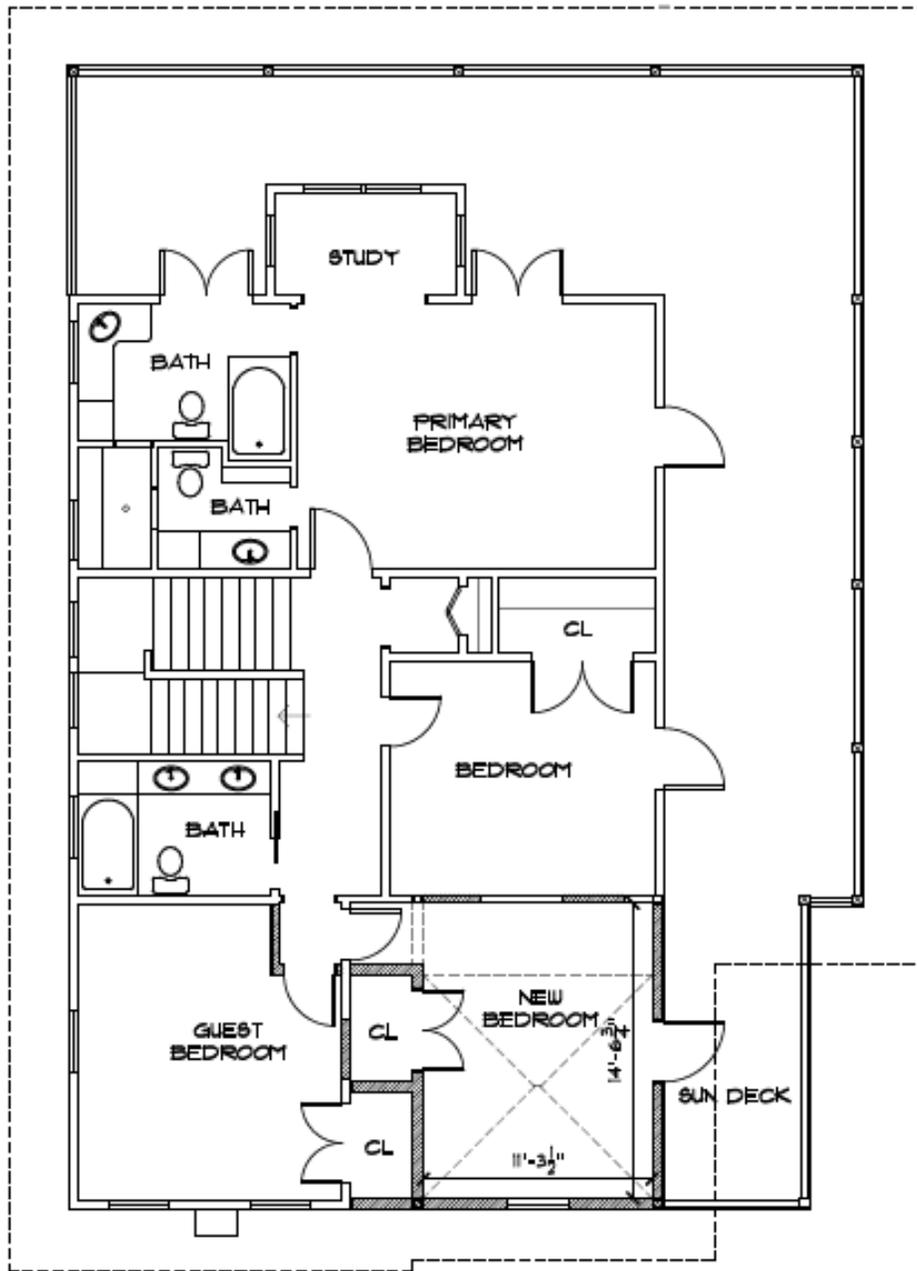
Proposed Side Elevation

1/8" = 1' - 0"

Proposed Side Elevation



Existing Second Floor Plan



Proposed Second Floor Plan

Consistency with Cited Guidelines:

Staff finds the design to be generally compatible with the existing structure and surrounding context. The addition meets all of the Guidelines for Additions. There will be no changes to character-defining features of the site as the addition will partially enclose a non-historic porch. The addition is also on the rear of the building. The roof of the new addition will be lower than the existing roofs on the structure. The materials proposed for the siding and the roof of the new addition will match the materials of the rest of the existing structure. The overall architectural form of the new addition matches the existing structure and surrounding context. If seen from above, the roof will appear to be a pyramid style roof.

The proposed window on the rear window meets all window guidelines. The window will be aluminum, which is allowed as it is on the rear of the structure and new construction. It will match the size and six over six configurations of the existing windows on the rear elevation. The newly proposed door will also be aluminum, which is allowed because it is on the side of the structure. It will match the existing door in size and configuration.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

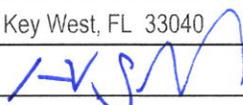


City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	330 Caroline Street		
NAME ON DEED:	330 KEY WEST LLC	PHONE NUMBER	
OWNER'S MAILING ADDRESS:	225 State Route 35, Ste 102C	EMAIL	
	Red Bank NJ 07701		
APPLICANT NAME:	Pope-Scarborough Architects	PHONE NUMBER	305-296-3611
APPLICANT'S ADDRESS:	610 White Street	EMAIL	holly@p-s-architects.com
	Key West, FL 33040		
APPLICANT'S SIGNATURE:		DATE	1-23-2026

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

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. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS___ RELOCATION OF A STRUCTURE___ ELEVATION OF A STRUCTURE___
 PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES NO___ INVOLVES A HISTORIC STRUCTURE: YES NO___
 PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO___

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.	
GENERAL:	New second floor bedroom addition over existing one story non-historic addition. Addition structure will be offset to preserve existing overhang. Exterior materials to match existing structure.
MAIN BUILDING:	See above.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):	

**APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV**

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING: Paint to match exiting house
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	___ APPROVED ___ NOT APPROVED ___ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

PROJECT PHOTOS



330 Caroline





SURVEY

TYPE OF SURVEY: BOUNDARY

JOB NUMBER: SU-22-1143

LEGAL DESCRIPTION:

A PARCEL OF LAND ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, BEING PORTIONS OF LOTS 2 AND 3, BLOCK 26 AS SHOWN ON THE UNRECORDED "MAP OF THE TOWN OF KEY WEST, TOGETHER WITH THE ISLAND AS SURVEYED AND DELINEATED FEBRUARY 1829 BY W.A. WHITEHEAD" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF CAROLINE AND FRONT STREETS; THENCE RUN ALONG THE CENTERLINE OF CAROLINE STREET NORTH 55°51'43" EAST, 248.48 FEET; THENCE RUN SOUTH 34°02'41" EAST, 25.00 FEET TO A POINT IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF CAROLINE STREET AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 34°02'41" EAST, 106.83 FEET; THENCE RUN SOUTH 55°51'43" WEST, 66.15 FEET; THENCE RUN NORTH 34°08'17" WEST, 106.83 FEET TO A POINT IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF CAROLINE STREET; THENCE RUN ALONG SAID RIGHT OF WAY LINE, NORTH 55°51'43" EAST, 66.32 FEET TO THE POINT OF BEGINNING. CONTAINING 0.1624 ACRES, MORE OR LESS. ALL OF THE ABOVE DESCRIBED LAND LYING IN SECTION 6, TOWNSHIP 68 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA.

ADDRESS: 330 CAROLINE STREET KEY WEST, FL 33040

FLOOD ZONE: X(0.2%)
BASE FLOOD ELEVATION: N/A
CONTROL PANEL NUMBER: 120168/12087C1516-K
EFFECTIVE: 2/18/2005 REVISED:

LOWEST FLOOR ELEVATION: N/A
GARAGE FLOOR ELEVATION: N/A
LOWEST ADJACENT GRADE : N/A
HIGHEST ADJACENT GRADE : N/A

REFERENCE BENCH MARK: N/A

CERTIFY TO:

1. BRAIN G. KELLY
2. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3. KAPP MORRISON LLP
- 4.
- 5.
- 6.

EASEMENTS ACCORDING TO THE AFORESAID PLAT COMMITMENT:

1. B-II 10: INGRESS/EGRESS AND UTILITY EASEMENT AS RECORDED IN ORB 1005, PG 263 OF MONROE COUNTY RECORDS ALONG THE NORTHWEST & SOUTHEAST BOUNDARY.
2. B-II 11: INGRESS/EGRESS AND UTILITY EASEMENT AS RECORDED ON ORB 1028, PG 1239 OF MONROE COUNTY RECORDS ALONG THE NORTHWEST & SOUTHEAST BOUNDARY.
3. B-II 15: WATER LINE EASEMENT AS RECORDED IN ORB 1063, PG 202 OF MONROE COUNTY RECORDS ALONG THE NORTHWEST & SOUTHEAST BOUNDARY.

APPARENT ABOVE GROUND ENCROACHMENTS:

1. 1 STORY REAR DETACHED BUILDING CROSSING THE SOUTHWEST BOUNDARY.

NOTES:

1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
2. OWNERSHIP OF FENCE AND WALLS IF ANY, NOT DETERMINED.
3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.

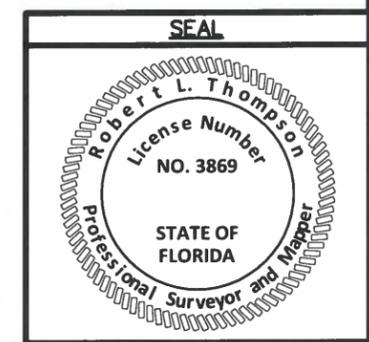
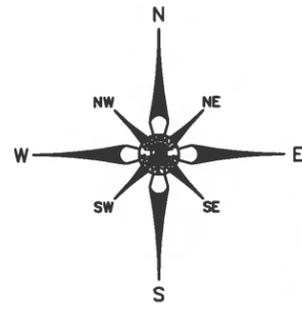
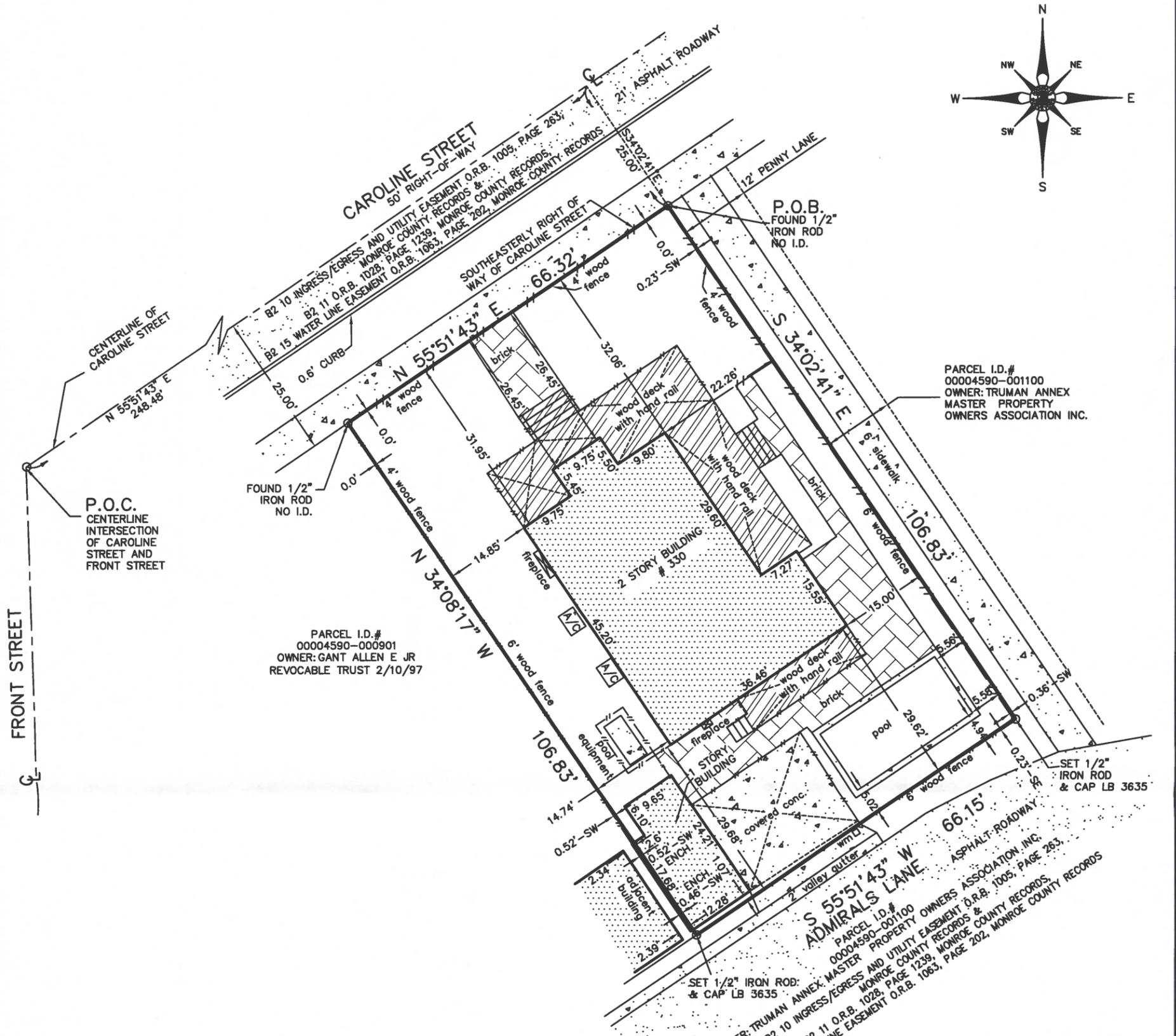
Δ	=	CENTRAL ANGLE	OR + =	ELEVATIONS BASED ON NGVD 1929	
A	=	ARC LENGTH	FND	=	FOUND
A/C	=	AIR CONDITIONER	FF	=	FINISHED FLOOR
AD	=	ASSUMED DATUM	FH	=	FIRE HYDRANT
A.E.	=	ANCHOR EASEMENT	F.P.L.	=	FLORIDA POWER & LIGHT
AF	=	ALUMINUM FENCE	GAR.	=	GARAGE
B.C.R.	=	BROWARD COUNTY RECORDS	I.D.	=	IDENTIFICATION
BLVD	=	BOULEVARD	I.P.	=	IRON PIPE
B.M.	=	BENCHMARK	I.P.C.	=	IRON PIPE & CAP
(C)	=	CALCULATED	I.R.	=	IRON ROD
CB	=	CHORD BEARING	I.R.C.	=	IRON ROD & CAP
CHATT.	=	CHATTAHOOCHEE	LP	=	LIGHT POLE
CLF	=	CHAIN LINK FENCE	(M)	=	MEASURED
CL	=	CENTERLINE	M.D..R.	=	MIAMI DADE COUNTY RECORDS
D.B.	=	DEED BOOK	MAINT.	=	MAINTENANCE
D.E.	=	DRAINAGE EASEMENT	MF	=	METAL FENCE
E	=	EAST	MH	=	MANHOLE
ELEC.	=	ELECTRIC	N	=	NORTH
ELEV.	=	ELEVATION	N/A	=	NOT APPLICABLE
ENCH.	=	ENCROACH/ ENCROACHMENT	N&D	=	NAIL & DISC
ESMT.	=	EASEMENT			

LEGEND OF ABBREVIATIONS:

N.G.V.D.	=	NATIONAL GEODETIC VERTICAL DATUM	— x — x — x — x —	=	CHAIN LINK FENCE
O/S	=	OFFSET	— // — // — // —	=	WOOD FENCE
O.R.B.	=	OFFICIAL RECORDS BOOK	— □ — □ — □ — □ —	=	METAL FENCE
OH	=	OVERHANG	— ○ — ○ — ○ — ○ —	=	PVC FENCE
(P)	=	PLAT	— — — — —	=	CONCRETE FENCE
P.B.	=	PLAT BOOK	— / — / — / — / —	=	CONCRETE WALL
P.B.C.R.	=	PALM BEACH COUNTY RECORDS	— * — * — * — * —	=	WIRE FENCE
P.C.	=	POINT OF CURVATURE			
P.C.P.	=	PERMANENT CONTROL POINT			

P.G.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.R.C.	=	POINT OF REVERSE CURVATURE
P.R.M.	=	PERMANENT REFERENCE MONUMENT
P.T.	=	POINT OF TANGENCY
PVC	=	POLYVINYL CHLORIDE
R	=	RADIUS
RNG.	=	RANGE
R/W	=	RIGHT OF WAY
S	=	SOUTH
SEC.	=	SECTION
SQ. FT.	=	SQUARE FEET
TWP.	=	TOWNSHIP
U.E.	=	UTILITY EASEMENT
W	=	WEST
WF	=	WOOD FENCE
WM	=	WATER METER





Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

THIS SURVEY IS MADE FOR MORTGAGE AND TITLE PURPOSES ONLY AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.

- NOTES:**
- Unless otherwise noted field measurements are in agreement with record measurements.
 - Bearings shown hereon are based on a bearing of N 55°51'43" E along the center line of Caroline Street, O.R.B. 1546, Page 1980, Monroe County Records.
 - The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
 - Ownership of fences and walls if any are not determined.
 - This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
 - Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
 - The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
 - The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
 - Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR : 1 FOOT IN 7,500 FEET.
 - Denotes elevations based on the North American Vertical Datum of 1988.
 - This survey reflects all obtainable, legible, plottable, recorded matters of survey per Schedule B2 of Old Republic National Title Insurance Company Commitment No: 1224261, COMMITMENT DATE : JUNE 1, 2022 @ 11:00PM

REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY

CERTIFICATION:
This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

Robert L. Thompson 06-23-2022

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

PROPOSED DESIGN

NOTES

PROJECT SCOPE OF WORK
 NEW SECOND FLOOR BEDROOM ADDITION AT EXISTING
 REAR SUNDECK, ALTER REAR DECK AND STAIRS AND
 RELOCATE EXISTING LATTICE PARTITIONING IN
 GARFPORT WITH NO CHANGE TO FOOTPRINT OR ROOF.
 NEW POOL DECK PAVING TO MATCH EXISTING POOL
 COPING AND NEW FENCE PER PLANS, DESIGNED TO BE
 BUILT IN COMPLIANCE WITH EIGHTH EDITION 2023
 FLORIDA BUILDING CODE, RESIDENTIAL.

330 CAROLINE ST.		
Zoning		HPRD
Flood Zone		X
Site Area		7,085
Site Area (Ac)		0.16

	Code Allowable	Existing	Proposed
Building Coverage	40%	42.2%	42.2%
Area (SF)	2,834	2,990	2,990
Impervious Surface	50%	31.9%	31.9%
Area (SF)	3,543	2,263	2,263
Open Space Ratio	0.35	0.37	0.37
Area (SF)	2,480	2,640	2,640
Height	30'		
Side Setback	7.5'	0'-0"	0'-0"
Street Side Setback	7.5'	12'-3"	12'-3"
Front Setback	7.5'	20'-8"	20'-8"
Rear Setback	7.5'	1'-1"	1'-1"



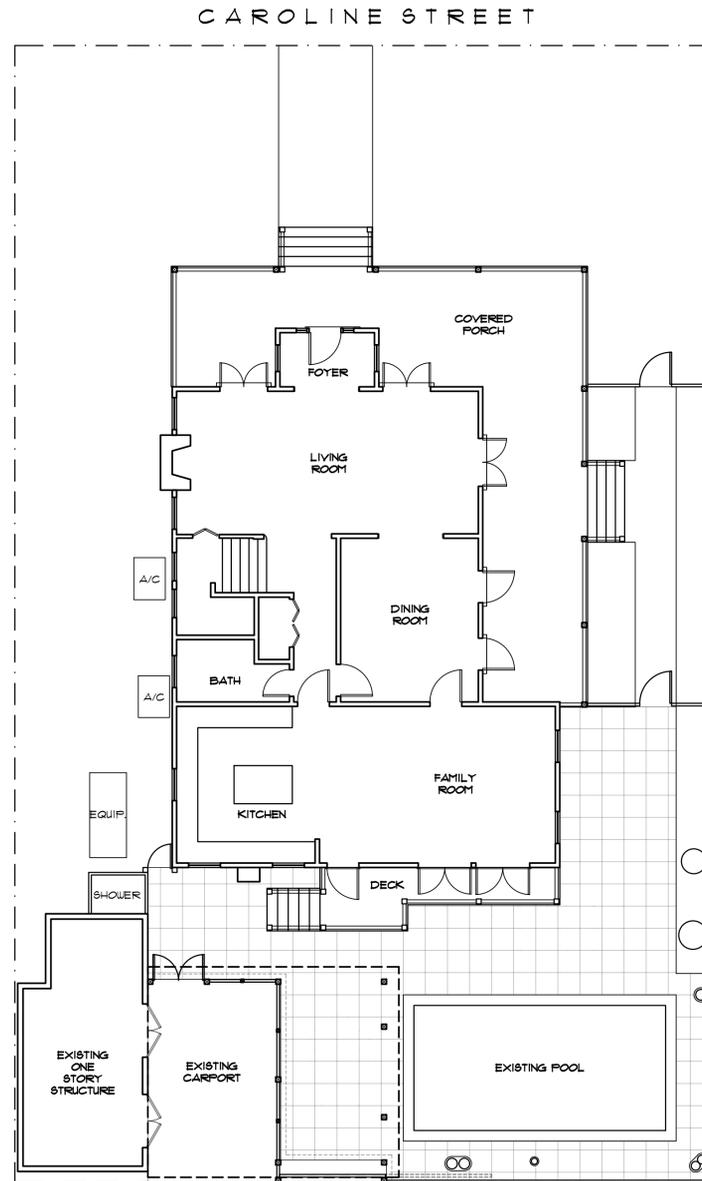
Existing Rear Elevation

1/8" = 1' - 0"



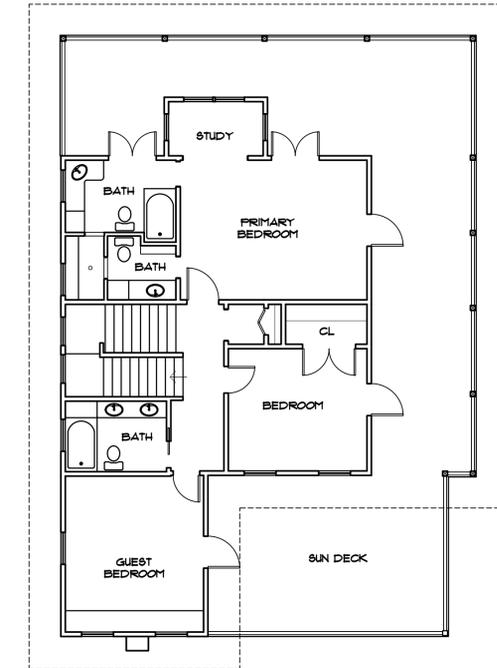
Existing Side Elevation

1/8" = 1' - 0"



Existing First Floor Plan

1/8" = 1' - 0"



Existing Second Floor Plan

1/8" = 1' - 0"

330 Caroline St.
 330 Caroline St.

POPE-SCARBROUGH-ARCHITECTS
 610 White St, Key West FL
 (305) 296 3611

date:
 01/23/26
 revision:

sheet:
 A1



NEW SECOND-STORY
ADDITION OVER
EXISTING SINGLE-STORY
NON-HISTORIC ADDITION
NEW SHINGLE ROOF
TO MATCH EXISTING
NEW WOOD SIDING
TO MATCH EXISTING
NEW ALUMINUM
IMPACT WINDOW

Proposed Rear Elevation

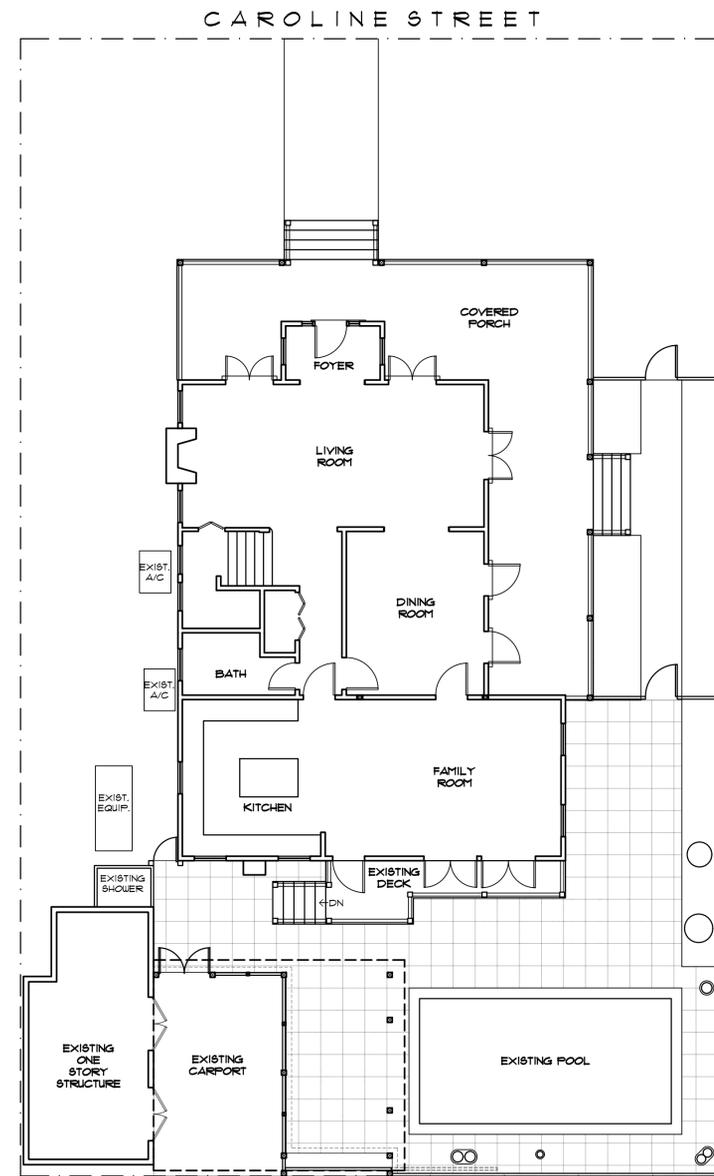
1/8" = 1' - 0"



NEW SECOND-STORY
ADDITION OVER
EXISTING SINGLE-STORY
NON-HISTORIC ADDITION
NEW SHINGLE ROOF
TO MATCH EXISTING
NEW WOOD SIDING
TO MATCH EXISTING
NEW ALUMINUM
IMPACT DOOR

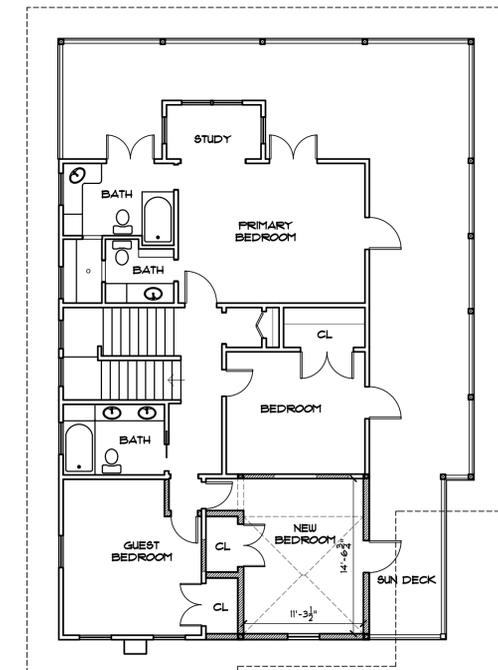
Proposed Side Elevation

1/8" = 1' - 0"



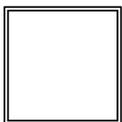
ADMIRALS LANE
Proposed First Floor Plan

1/8" = 1' - 0"



Proposed Second Floor Plan

1/8" = 1' - 0"



330 Caroline St.
Key West, FL
330 Caroline St.

POPE-SCARBROUGH-ARCHITECTS
610 White St, Key West FL
(305) 296 3611

date:
01/23/26
revision:

sheet:
A2

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m. February 24, 2026, at City Hall, 1300 White Street**, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW SECOND FLOOR BEDROOM ADDITION OVER EXISTING
NON-HISTORIC ADDITION TO CONTRIBUTING STRUCTURE.**

#330 CAROLINE STREET

Applicant –Pope-Scarborough Architects Application #C2026-0006

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at 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 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Garvin Scarbrough, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:

_____ on the 17 day of February, 2026.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on February 24, 2026.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is C2026-0006

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Garvin Scarbrough
Date: 2/17/2026

Address: 330 Caroline St.

City: Key West

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 17 day of February, 2026.

By (Print name of Affiant) Garvin Scarbrough who is personally known to me or has produced _____ as identification and who did take an oath.

NOTARY PUBLIC

Sign Name: M. Holly Booton

Print Name: M. Holly Booton

Notary Public - State of Florida (seal)

My Commission Expires: 1/24/2030



M. HOLLY BOOTON
Commission # HH 724681
Expires January 24, 2030

PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00004590-001700
 Account# 8732635
 Property ID 8732635
 Millage Group 10KW
 Location 330 CAROLINE St, KEY WEST
 Address
 Legal KW PT LOTS 2 & 3 SQR 26 (A/K/A LOT 105) OR1005-78/128Q/C OR1005-190/201
 Description OR1028-1716/1718 OR1344-2354/5Q/C OR1546-1980/81 OR3182-0155
 (Note: Not to be used on legal documents.)
 Neighborhood 6278
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

330 KEY WEST LLC
 225 State Route 35
 Ste 102C
 Red Bank NJ 07701

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$1,317,460	\$1,266,231	\$1,169,244	\$895,200
+ Market Misc Value	\$35,312	\$24,996	\$25,823	\$26,651
+ Market Land Value	\$2,693,453	\$3,438,450	\$2,240,723	\$1,879,686
= Just Market Value	\$4,046,225	\$4,729,677	\$3,435,790	\$2,801,537
= Total Assessed Value	\$4,046,225	\$4,729,677	\$1,213,300	\$1,177,962
- School Exempt Value	\$0	\$0	(\$25,000)	(\$25,000)
= School Taxable Value	\$4,046,225	\$4,729,677	\$1,188,300	\$1,152,962

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$2,693,453	\$1,317,460	\$35,312	\$4,046,225	\$4,046,225	\$0	\$4,046,225	\$0
2023	\$3,438,450	\$1,266,231	\$24,996	\$4,729,677	\$4,729,677	\$0	\$4,729,677	\$0
2022	\$2,240,723	\$1,169,244	\$25,823	\$3,435,790	\$1,213,300	\$25,000	\$1,188,300	\$500,000
2021	\$1,879,686	\$895,200	\$26,651	\$2,801,537	\$1,177,962	\$25,000	\$1,152,962	\$500,000
2020	\$2,005,763	\$915,094	\$27,478	\$2,948,335	\$1,161,699	\$25,000	\$1,136,699	\$500,000
2019	\$2,005,479	\$942,340	\$28,306	\$2,976,125	\$1,135,581	\$25,000	\$1,110,581	\$500,000
2018	\$1,976,829	\$953,171	\$29,133	\$2,959,133	\$1,114,408	\$25,000	\$1,089,408	\$500,000

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	7,075.00	Square Foot	66	106.8

Buildings

Building ID	33577	Exterior Walls	CUSTOM
Style	2 STORY ELEV FOUNDATION	Year Built	1942
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2016
Building Name		Foundation	WD CONC PADS
Gross Sq Ft	5476	Roof Type	IRR/CUSTOM
Finished Sq Ft	3088	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	SFT/HD WD
Condition	GOOD	Heating Type	FCD/AIR DUCTED
Perimeter	342	Bedrooms	4
Functional Obs	0	Full Bathrooms	3
Economic Obs	0	Half Bathrooms	2
Depreciation %	7	Grade	650
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	2

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,360	0	348
FLA	FLOOR LIV AREA	3,088	3,088	414
OPU	OP PR UNFIN LL	114	0	50
OOU	OP PR UNFIN UL	368	0	78
PTO	PATIO	546	0	164
TOTAL		5,476	3,088	1,054

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1999	2000	7 x 41	1	287 SF	2
CONC PATIO	1999	2000	19 x 22	1	418 SF	2
FENCES	1999	2000	4 x 176	1	704 SF	2
FENCES	1999	2000	6 x 163	1	978 SF	2
BRICK PATIO	1999	2000	0 x 0	1	252 SF	2
RES POOL	1999	2000	12 x 25	1	300 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
6/28/2022	\$5,100,000	Warranty Deed	2381885	3182	0155
11/20/1998	\$771,000	Warranty Deed		1546	1980
3/1/1995	\$150,000	Quit Claim Deed		1344	2354
10/1/1987	\$225,000	Warranty Deed		1028	1716

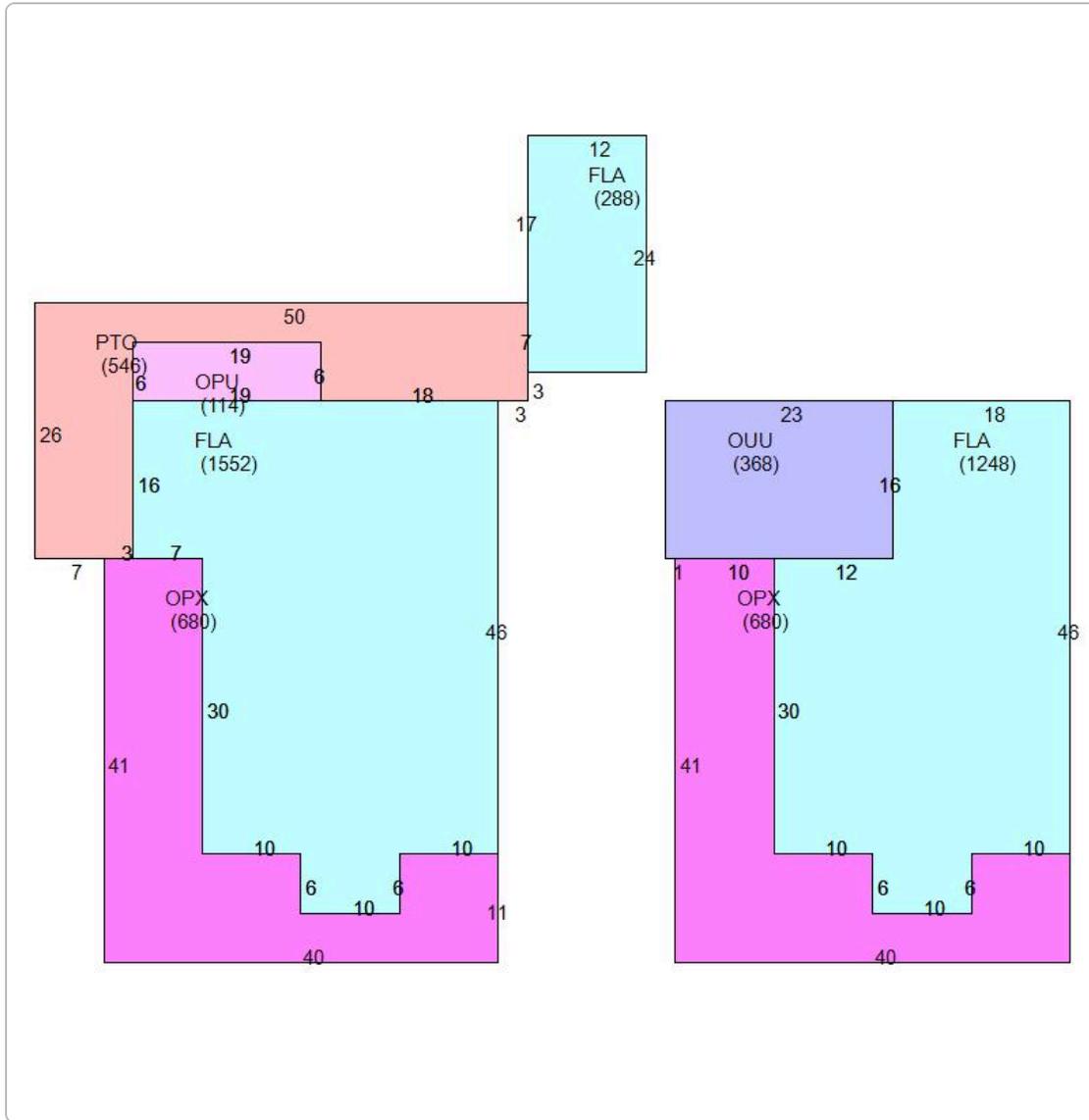
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
22-3592	12/15/2022	Completed	\$7,000	Residential	Repair replace rails and pickets as needed.
09-0478	02/23/2009	Completed	\$2,400		PORCH REPARIS; REPLACE 3 EXISTING BEAMS WITH NEW 2X8 BEAMS AND STRAP TO COLUMN.
03-2937	08/21/2003	Completed	\$26,986		INSTALL METAL ROOF
9903464	10/06/1999	Completed	\$800		SECURITY ALARM
9901779	06/14/1999	Completed	\$19,500		POOL
9900395	02/09/1999	Completed	\$250,000		REMODEL TO ORIGINAL STATE
9900147	01/21/1999	Completed	\$15,000		DEMO TO REMODEL

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Sketches (click to enlarge)



Photos



Map



TRIM Notice

2024 TRIM Notice (PDF)

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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