

SMITH | OROPEZA | HAWKS
ATTORNEYS AT LAW

VIA HAND DELIVERY

February 23, 2015

Kevin Bond, AICP, LEED, Interim City Planner
City of Key West Planning Department
3132 Flagler Avenue
Key West, Florida 33040

RE: Request for Lot Split at 1220 Grinnell/1221 Packer Street, Key West, Florida 33040:

Dear Mr. Bond,

Please allow this correspondence to serve as my client's, Michael Dalsin ("Applicant"), application for lot split pursuant to Section 118-169 of the Land Development Regulations ("LDR"). The Applicant owns two structures located at 1220 Grinnell Street, Key West, Florida 33040 ("Property"). The Property is attached to an adjoining lot with an address of 1221 Packer Street, Key West, Florida 33040 ("Packer Lot"). The Applicant seeks to split his Property from the Packer Lot which would turn the parcels back into their original formation prior to the two properties being joined together pursuant to a recording of a Declaration of Condominium for Turtle Cove Condominium ("Declaration"). As seen through the enclosed property record cards, the properties are in fact two separate and distinct parcels, but for the joining of the properties pursuant to the Declaration.

Both the Property and Packer Lot are situated within the Historic Medium Density Residential ("HMDR") District. The HMDR district requires a minimum lot size of 4,000.00 square feet. Although the Property only has a lot size of 2,244.00 square feet, pursuant to Section 122-31 of the LDR's, the Applicant is not required to meet the minimum lot size as the lot existed prior to January 1, 1994. Prior to becoming adjoined with the Packer Lot, the Property was an independent lot consisting of 2,244.00 square feet. The Applicant seeks to return his Property to its original independent configuration. Once returned to the original configuration, the Applicant will amend the Declaration to remove 1220 Grinnell from the Declaration. As counsel for Applicant, my firm submits the attached supporting documents for your consideration.

Thank you for your consideration of this application and attendant documents. Please feel free to contact me should you have any questions.

Very Truly Yours,



Gregory S. Oropeza, Esq.

Enc.
Application Check
Survey
Property Record Cards
Proposed Lot Split
Warranty Deed

RECEIVED
FEB 26 2015
CITY OF KEY WEST
PLANNING DEPT.

Deed

Prepared by:
John M. Spottswood, Jr.
SPOTTSWOOD, SPOTTSWOOD & SPOTTSWOOD
500 Fleming Street
Key West, FL 33040

MONROE COUNTY
OFFICIAL RECORDS

FILE #1459422
BK#2028 PG#1756

RCD Jul 26 2004 01:33PM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 14000.00
07/26/2004 DEF CLR

Parcel ID Number:

Warranty Deed

This Indenture, Made this 23rd day of July, 2004 A.D., Between
PETER G. GOMEZ and MARIA P. GOMEZ a/k/a Maria Pena Gomez, husband and
wife
of the County of Monroe, State of Florida, grantors, and
MICHAEL J. DALSIN, a married man

whose address is: 6308 Oscar Howe Circle, Sioux Falls, SD 57106

of the County of Minnehaha, State of South Dakota, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Monroe, State of Florida to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to conditions, limitations, restrictions and easements of
record and taxes for the year 2004

The property herein conveyed DOES NOT constitute the HOMESTEAD
property of the Grantor. The Grantor's HOMESTEAD address is 917
United Street.


and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.
In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: _____
Witness

Mary E. Turso
Printed Name: Mary E. Turso
Witness

 (Seal)
PETER G. GOMEZ
P.O. Address: 917 United Street, Key West, FL 33040

 (Seal)
MARIA P. GOMEZ a/k/a Maria Pena Gomez
P.O. Address: 917 United Street, Key West, FL 33040


STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 23rd day of July, 2004 by
PETER G. GOMEZ and MARIA P. GOMEZ a/k/a Maria Pena Gomez, husband and
wife

who are personally known to me or who have produced their Florida driver's license as identification.



Mary Elizabeth Turso
MY COMMISSION # CC999715 EXPIRES
March 30, 2005
BONDED THRU TROY FAIN INSURANCE, INC.


Printed Name: _____
Notary Public
My Commission Expires: _____

FILE # 1 4 5 9 4 2 2
BK# 2 0 2 8 PG# 1 7 5 7

Exhibit "A"

LEGAL DESCRIPTION -

PARCEL ONE:

On the Island of Key West and known on William A. Whitehead's map or plan of said Island, delineated in February, A.D., 1829, as a part of Square Eight (8) in Tract Thirteen (13):

Commencing at a point One Hundred and Twenty-three (123) feet from the corner of United and Grinnell Streets and running thence along Grinnell Street in a Northwesterly direction Forty-three (43) feet and Eight (8) inches; thence at right angles in a Southwesterly direction Ninety-three (93) feet and Six (6) inches; thence at right angles in a Southeasterly direction Forty-three (43) feet and Eight (8) inches; thence at right angles in a Northeasterly direction Ninety-three (93) feet and Six (6) inches out to the place or point of beginning.

PARCEL TWO:

On the Island of Key West and known on William A. Whitehead's map or plan of said Island, delineated in February, A.D. 1829, and known as part of Lot 9, Square 8, Tract 13, more particularly described as follows:

Commencing at a point 99 feet from the corner of United and Grinnell Streets and running thence along Grinnell Street in a N.W.ly direction 24 feet; thence at right angles in S.W.LY direction 93 feet and 6 inches; thence at right angles in a S.E.ly direction 24 feet; thence at right angles in a N.E. ly direction 93 feet and 6 inches out to the place of beginning.

ALSO

On the Island of Key West in Tract Thirteen (13), according to Wm. A. Whitehead's map or plan of said Island, delineated in February, A.D. 1829, and known as a part of Square 8 in Said Tract 13, more particularly described as follows:

Commence at a point 75 feet from the corner of United and Grinnell Streets, thence in a S.W.ly direction at right angles a distance of 64 feet to the point of beginning, said point of beginning being 75 feet from United Street; thence from said point in a S.W.ly direction a distance of 8 inches; thence at right angles in a N.W.ly direction a distance of 25 feet; thence in a N.E.ly direction at right angles a distance of 8 inches; thence at right angles in a S.E.ly direction a distance of 25 feet to the point of beginning.

PARCEL THREE:

On the Island of Key West in Tract Thirteen (13), according to William A. Whitehead's map or plan of said Island and known as part of Lot Twelve (12), more particularly described as follows:

Commence at a point Seventy-five (75) feet from the corner of United and Grinnell Streets, thence in a southwesterly direction at right angles a distance of Sixty-four feet and Eight inches (64'8") to the point of beginning, said point of beginning being Seventy-five (75) feet from United Street; thence from said point in a southwesterly direction a distance of Sixty (60) feet; thence at right angles in a northwesterly direction a distance of Twenty-five (25) feet; thence in a northeasterly direction at right angles a distance of sixty (60) feet; thence at right angles in a southeasterly direction a distance of Twenty-five (25) feet to the place of beginning.

Together with an easement for ingress and egress from Grinnell Street to the above described property, said easement being described as follows:

Beginning at a point one hundred (100) feet from the corner of Grinnell and United Streets; thence at right angles in a SWly direction sixty-four (64) feet and eight (8) inches; thence at right angles in a SEly direction a distance four (4) feet; thence at right angles in NEly direction a distance of sixty-four (64) feet and eight (8) inches; thence at right angles along Grinnell Street in a NWly direction a distance of four (4) feet to the point of beginning.

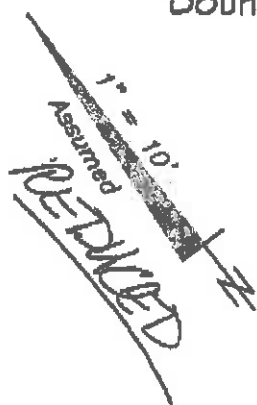
Survey



R. E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER

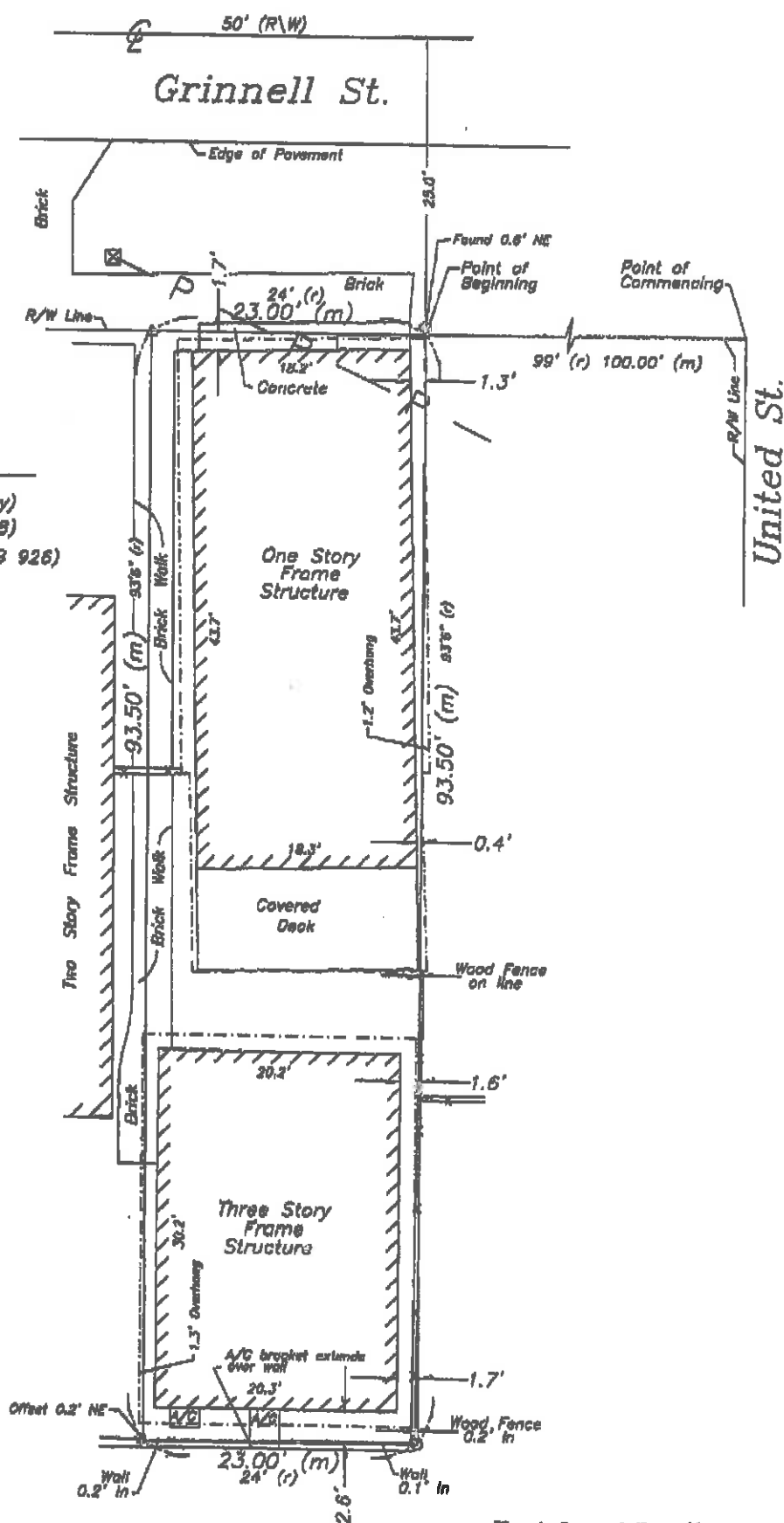
30364 QUAIL ROOST TRAIL, BIG PINE KEY, FL. 33043
OFFICE (305) 672 - 1346
FAX (305) 672 - 5622

Boundary Survey Map of part of Lot 9, Square 8, Tract 13, Island of Key West



LEGEND

- △ Found Nail & Disc (Norby)
- Set 3/4" Iron Pipe (6298)
- Found 1/2" Iron Rod (LB 926)
- △ Set Nail & Disc (6298)
- ⊙ Wood Utility Pole
- ⊠ Concrete Utility Pole
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- CLF Chain Link Fence
- R/W Right of Way
- ⊕ Centerline



Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
P.S. 9599

3430 Duck Ave., Key West, FL 33040
(305) 293-7422 FAX (305) 296-2244

NOTE:
This Survey Map is not
full and complete without
the attached Survey Report.

Boundary Survey Map of part of Lot 9, Square 8, Tract 13, Island of Key West

NOTES:

1. The legal description shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1220 Grinnell Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Adjainers are not furnished.
9. Date of field work: December 18, 2013
10. This Survey Report is not full and complete without the attached Survey Map.
11. The ownership of fences is undeterminable unless otherwise noted.
12. Boundary held per R.E. Reese, P.A. boundary survey of Turtle Cove Condominium, recorded in Official Record Book 8294 at Page 1226 of the Public Records of Monroe County, Florida.

BOUNDARY SURVEY OF: On the Island of Key West and known as William A. Whitehead's map or plan of said Island, delineated in February, A.D. 1839, and known as part of Lot 9, Square 8, Tract 13, more particularly described as follows:

Commencing at a point 99 feet from the corner of United and Grinnell Streets and running thence along Grinnell Street in a N.W.'ly direction 24 feet; thence at right angles in a S.W.'ly direction 93 feet and 6 inches; thence at right angles in a S.E.'ly direction 24 feet; thence at right angles in a N.E.'ly direction 93 feet and 6 inches out to the place of beginning.

BOUNDARY SURVEY FOR: 1220 Grinnell Street Condominium Association, Inc.;

J. LYNN O'FLYNN, INC.


J. Lynn O'Flynn, PSM
Florida Reg. #6295

December 18, 2013

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.

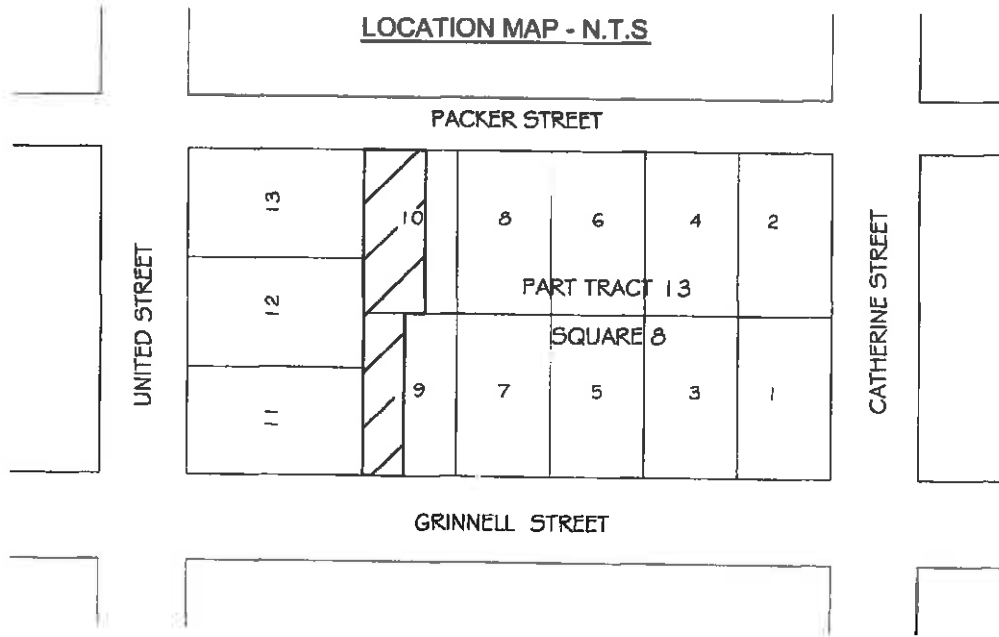


Professional Surveyor & Mapper
Fees: \$1000

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

GREG OROPEZA / 296-8448 / 1-7-14

TURTLE COVE CONDOMINIUM



LEGAL DESCRIPTION - ENTIRE SITE

PARCEL TWO:

On the Island of Key West and known on William A. Whitehead's map or plan of said Island, delineated in February, A.D. 1829, and known as part of Lot 9, Square 8, Tract 13, more particularly described as follows:

Commencing at a point 99 feet from the corner of United and Grinnell Streets and running thence along Grinnell Street in a N.W.'ly direction 24 feet; thence at right angles in S.W.'LY direction 93 feet and 6 inches; thence at right angles in a S.E.'ly direction 24 feet; thence at right angles in a N.E. ly direction 93 feet and 6 inches out to the place of beginning.

PARCEL THREE:

Part of Lot Ten (10) in Square Eight (8), Tract Thirteen (13), in Monroe County on the Island of Key West, in Tract Thirteen (13) according William A. Whitehead's map or plan of said Island: Commencing at a point 231 feet and 8 inches from the corner of Packer and Catherine Streets and running thence along Packer Street in a Southeasterly direction 10 feet; thence at right angles in a Northeasterly direction 93 feet and 6 inches; thence at right angles in a Northwesterly direction 10 feet; thence at right angles in a Southwesterly direction 93 feet and 6 inches to the point of beginning.


AND

Part of Lot Ten (10) in Square Eight (8), Tract Thirteen (13) in Monroe County on the Island of Key West, in Tract Thirteen (13) according to William A. Whitehead's map or plan of said Island: Commencing at a point 241 feet and 8 inches from the corner of Packer and Catherine Streets and running thence along Packer Street in a Southeasterly direction 25 feet; thence at right angles in a Northeasterly direction 93 feet and 6 inches; thence at right angles in a Northwesterly 25 feet; thence at right angles in a Southwesterly direction 93 feet and 6 inches to the Point of Beginning.

SURVEYOR'S CERTIFICATE

I hereby certify that the survey and plot plan, description, floor plans, graphic descriptions, unit layouts, and other material together with this declaration, unless labeled proposed, are in sufficient detail to identify the common elements and each unit, and their relative locations and approximate dimensions. Further, this is a certification that the plot plan, description, graphic description, unit layout and other material in connection herewith and the construction of the improvements is substantially complete other than required repair.

SIGNED


ROBERT E. REECE, PSM #5632

DATE August 23, 2005

SHEET 1 OF 12



Property Appraiser Information

Monroe County Property Record Card (021)

Alternate Key: 1032921

Roll Year 2015

Effective Date: 11/14/2014 8:12:29 AM

Run: 11/14/2014 08:12 AM

DALSIN, MICHAEL J AND JULIE

8308 OSCAR HOWE CIR
SIOUX FALLS SD 57106

Parcel 00032140-000000-01-01-01

Alt Key 1032921

Affordable Housing No

FEMA Injunction

Inspect Date

Business Name

Physical Addr 1221 PACKER ST, KEY WEST

Nbhd 6051

Mill Group 10KW

PC 0800

Next Review

Associated Names

Name	DBA	Role
DALSIN, MICHAEL J AND JULIE		Owner

Legal Description

KW G G WATSON SUB I-209 PT LOT 10 SQR 8 TR 13 OR273-586/87 OR530-427 OR1299-1596 OR1308-314/316 OR1612-1070/72Q/C OR2089-2121/2122 DELETED PARCEL NOW SPLIT INTO INDIVIDUAL UNITS WITHIN TURTLE COVE CONDOMINIUM OF KEY WEST SEE HDR NO 00032031-000000 AK 9088731 DONE FOR THE 2007 TAX ROLL 7/31/07. TS

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
3491	010D	35	94	No	3,273.00	SF	0.00		1.00	1.00	1.00	1.00		N		
Total Just Value																

Monroe County Property Record Card (021)

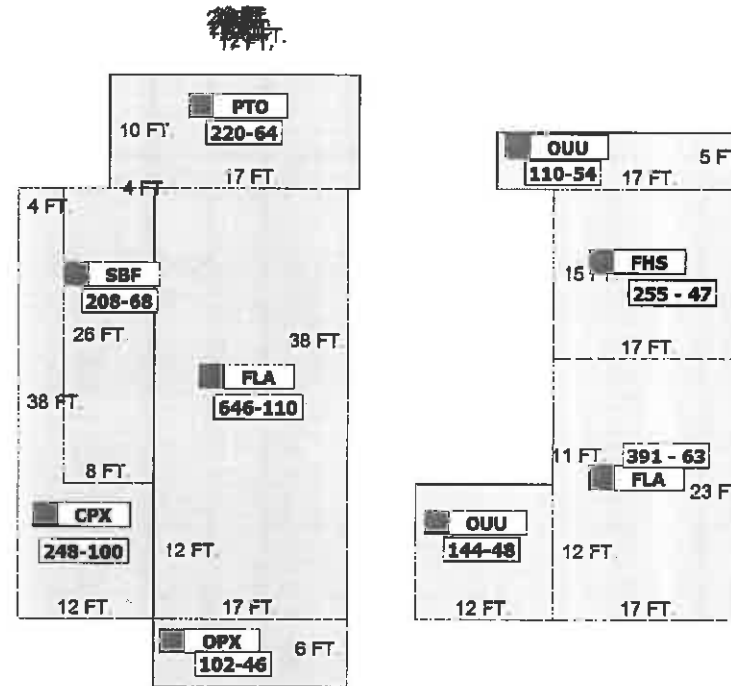
Alternate Key: 1032921

Roll Year 2015

Effective Date: 11/14/2014 8:12:29 AM

Run: 11/14/2014 08:12 AM

Building Sketch 2530



Building Characteristics

Building Nbr	1	Building Type	R2	Perimeter	173	Functional Obs	0.00
Effective Age	10	Condition	G	Depreciation %	0.11	Economic Obs	0.00
Grnd Floor Area	1,037	Quality Grade	550	Year Built	1953	Special Arch	0

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

Roof Type	2	Roof Cover	2	Heat 1	6	Heat 2	0	Heat Src 1	1	Heat Src 2	0	Foundation	3	Bedrooms	2
Extra Features:	2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0	Vacuum	0	Security	0	Garbage Disposal	0	
	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0	Dishwasher	0	Intercom	0	Fireplaces	0	Compactor	0	

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID	SOH %
FLA	1	12:ABOVE AVERAGE WOOD	1	1953	N	Y	0.00	0.00	646	000	0.00
PTO	2	0:	1	1989			0.00	0.00	220	001	0.00
CPX	3	0:	1	1989			0.00	0.00	248	002	0.00
OPX	4	0:	1	1953			0.00	0.00	102	003	0.00

Monroe County Property Record Card (021)

Alternate Key: 1032921

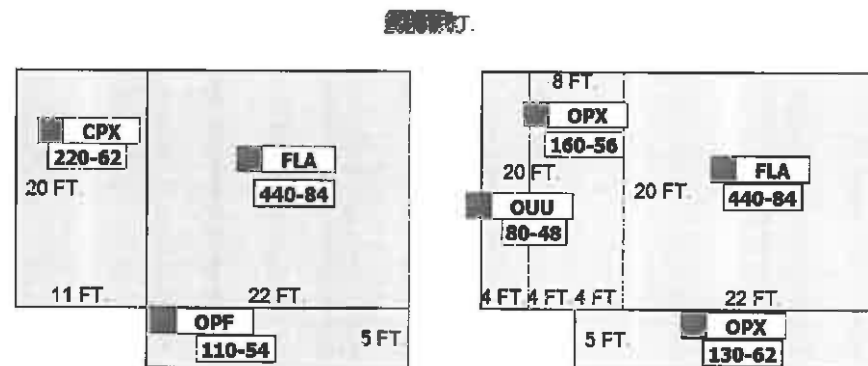
Roll Year 2015

Effective Date: 11/14/2014 8:12:29 AM

Run: 11/14/2014 08:12 AM

FLA	5	12:ABOVE AVERAGE WOOD	1	1953			0.00	0.00	391	004	0.00
OUU	6	0:	1	1996			0.00	0.00	144	005	0.00
FHS	7	12:ABOVE AVERAGE WOOD	1	1953	N	Y	0.00	0.00	255	006	0.00
OUU	8	0:	1	1996			0.00	0.00	110	007	0.00
SBF	9	12:ABOVE AVERAGE WOOD	1	1989	N	N	0.00	0.00	208	008	0.00

Building Sketch 2531



Monroe County Property Record Card (021)

Alternate Key: 1032921

Roll Year 2015

Effective Date: 11/14/2014 8:12:29 AM

Run: 11/14/2014 08:12 AM

Building Characteristics

Building Nbr	2	Building Type	R2	Perimeter	168	Functional Obs	0.00
Effective Age	10	Condition	G	Depreciation %	0.11	Economic Obs	0.00
Grnd Floor Area	880	Quality Grade	550	Year Built	1953	Special Arch	0

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

Roof Type	2	Roof Cover	2	Heat 1	1	Heat 2	0	Heat Src 1	4	Heat Src 2	0	Foundation	5	Bedrooms	2
Extra Features:	2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0	Vacuum	0	Security	0	Garbage Disposal	0	
	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0	Dishwasher	0	Intercom	0	Fireplaces	0	Compactor	0	

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID	SOH %
FLA	1	5:C.B.S.	1	1953	N	N	0.00	0.00	440	009	0.00
OPF	2	0:	1	1996			0.00	0.00	110	010	0.00
CPX	3	:	1	1996			0.00	0.00	220	011	0.00
FLA	4	12:ABOVE AVERAGE WOOD	1	1953	N	N	0.00	0.00	440	012	0.00
OPX	5	0:	1	1996			0.00	0.00	160	013	0.00
OPX	6	0:	1	1996			0.00	0.00	130	014	0.00
OUU	7	0:	1	1996			0.00	0.00	80	015	0.00

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
5	FN2:FENCES	101	SF	0.00	0	0	1995	1996	2	30		
4	AC2:WALL AIR COND	1	UT	0.00	0	0	1989	1990	3	20		
3	FN2:FENCES	84	SF	0.00	14	6	1985	1986	2	30		
2	PT3:PATIO	724	SF	0.00	0	0	1973	1974	2	50		
1	FN2:FENCES	960	SF	0.00	0	0	1973	1974	3	30		

Total Depreciated Value

Appraiser Notes

DELETED PARCEL NOW SPLIT INTO INDIVIDUAL UNITS WITHIN TURTLE COVE CONDOMINIUM OF KEY WEST SEE HDR NO 00032031-000000 AK 9088731 DONE FOR THE 2007 TAX ROLL 7/31/07.

Monroe County Property Record Card (021)

Alternate Key: 1032921

Roll Year 2015

Effective Date: 11/14/2014 8:12:29 AM Run: 11/14/2014 08:12 AM

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B942732	Aug 1 1994 12:00AM	Aug 1 1996 12:00AM	100	Residential	RENOVATIONS
	9500205	Dec 1 1995 12:00AM	Aug 1 1996 12:00AM	600	Residential	ROOF
	9901926	Jun 8 1999 12:00AM	Nov 15 1999 12:00AM	600	Residential	REPAIR ASPHALT SHINGLES
	02/1832	Jul 11 2002 12:00AM	Oct 30 2002 12:00AM	200	Residential	WINDOW FOR UNIT 4
	02/1831	Jul 11 2002 12:00AM	Oct 30 2002 12:00AM	200	Residential	WINDOW FOR UNIT 5
	05-2142	Jun 1 2005 12:00AM	Nov 28 2005 12:00AM	2,000	Residential	ATF - PAINT EXTERIOR
	06-2163	Apr 4 2006 12:00AM	Jul 25 2006 12:00AM	10,000	Residential	REPLACE 25 SQS OF ASPHALT SHINGLES WITH V-CRIMP

Monroe County Property Record Card (021)

Alternate Key: 1032921

Roll Year 2015

Effective Date: 11/14/2014 8:12:29 AM

Run: 11/14/2014 08:12 AM

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2014F	C	0	0	0	0	0	0	0	N	0
2013F	C	0	0	0	0	0	0	0	N	0
2012F	C	0	0	0	0	0	0	0	N	0
2011F	C	0	0	0	0	0	0	0	N	0
2010F	C	0	0	0	0	0	0	0	N	0
2009F	C	0	0	0	0	0	0	0	N	0
2008F	C	0	0	0	0	0	0	0	N	0
2007F	C	0	0	0	0	0	0	0	N	0
2006F	C	261,840	0	1,008,913	5,792	1,276,545	1,276,545	0	N	1,276,545
2005F	C	196,380	0	477,563	5,802	679,745	679,745	0	N	679,745
2004F	C	196,380		317,237	5,813	519,430	519,430	0	N	519,430
2003F	C	75,279		389,188	5,952	470,419	470,419	0		470,419
2002F	C	75,279		406,637	6,089	488,005	336,020	25,000		311,020
2001F	C	75,279		344,607	6,255	426,142	309,057	25,000		284,057
2000F	C	55,641		351,407	5,093	412,141	299,419	25,000		274,419
1999F	C	55,641		356,389	5,071	417,101	297,865	25,000		272,865
1998F	C	55,641		304,942	4,320	364,903	274,922	25,000		249,922
1997F	C	49,095		274,448	4,023	327,566	257,832	25,000		232,832
1996F	C	49,095		109,127	2,547	160,769	160,769	25,000		135,769
1995F	C	49,095		103,251	2,488	154,834	154,834	0		154,834
1994F	C	49,095		109,574	2,297	160,966	160,966	0		160,966
1993F	C	49,095		109,574	2,368	161,038	161,038	0		161,038
1992F	C	49,095		109,574	2,439	161,108	161,108	0		161,108
1991F	C	49,095		109,574	2,565	161,235	161,235	0		161,235
1990F	C	33,548		96,474	2,713	132,735	132,735	0		132,735
1989F	C	32,730		56,007	0	88,737	88,737	0		88,737
1988F	C	26,184		40,515	0	66,699	66,699	0		66,699
1987F	C	17,674		38,327	0	56,001	56,001	0		56,001
1986F	C	17,674		38,521	0	56,195	56,195	0		56,195
1985F	C	11,844		37,560	0	49,404	49,404	0		49,404
1984F	C	11,844		35,501	0	47,345	47,345	0		47,345

Monroe County Property Record Card (021)**Alternate Key:** 1032921**Roll Year** 2015**Effective Date:** 11/14/2014 8:12:29 AM**Run:** 11/14/2014 08:12 AM

1983F	C	11,844	35,501	0	47,345	47,345	0	47,345
1982F	C	10,265	36,037	0	46,302	46,302	0	46,302

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
1299	1596	3/1/1994	Warranty Deed	0	U	I	140,000
1612	1070	1/4/2000	Quit Claim Deed	0	H	I	60,000
2089	2121	2/23/2005	Warranty Deed	0	Q	I	1,500,000

Monroe County Property Record Card (021)

Alternate Key: 1032816

Roll Year 2015

Effective Date: 11/14/2014 8:07:47 AM

Run: 11/14/2014 08:08 AM

DALSIN MICHAEL J

6308 OSCAR HOWE CIR
SIOUX FALLS SD 57106

Parcel 00032030-000000-01-01-01

Nbhd 6051

Alt Key 1032816

Mill Group 10KW

Affordable Housing No

PC 0800

FEMA Injunction

Inspect Date Dec 13, 2004

Next Review

Business Name

Physical Addr 1220 GRINNELL ST, KEY WEST

Associated Names

Name	DBA	Role
DALSIN MICHAEL J,		Owner

Legal Description

KW G G WATSON SUB I-209 PT LOTS 9-11-12 SQR 8 TR 13 G34-128/29 OR654-247/48 OR683-305/06 OR1298-2043/44 OR2028-1756/57(LG) DELETED PARCEL NOW SPLIT INTO INDIVIDUAL UNITS WITHIN TURTLE COVE CONDOMINIUM OF KEY WEST SEE HDR NO 00032031-000000 AK 9088731 DONE FOR THE 2007 TAX ROLL 7/31/07. TS

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
3479	010D	24	93	No	2,244.00	SF	0.00		1.00	1.00	1.00	1.00		N		
Total Just Value																

Monroe County Property Record Card (021)

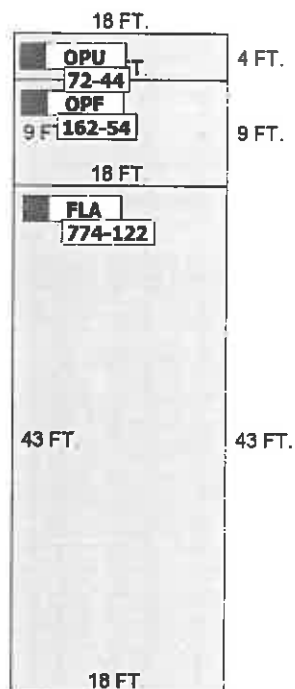
Alternate Key: 1032816

Roll Year 2015

Effective Date: 11/14/2014 8:07:47 AM

Run: 11/14/2014 08:08 AM

Building Sketch 2520



Building Characteristics

Building Nbr	1	Building Type	R1	Perimeter	122	Functional Obs	0.00
Effective Age	11	Condition	A	Depreciation %	0.12	Economic Obs	0.00
Grnd Floor Area	774	Quality Grade	500	Year Built	1928	Special Arch	0

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type	4	Roof Cover	2	Heat 1	1	Heat 2	0	Heat Src 1	4	Heat Src 2	0	Foundation	2	Bedrooms	2
Extra Features:	2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0	Vacuum	0	Security	0	Garbage Disposal	0	
	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0	Dishwasher	0	Intercom	0	Fireplaces	0	Compactor	0	

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID	SOH %
FLA	1	12:ABOVE AVERAGE WOOD	1	1927	N	N	0.00	0.00	774	000	0.00
OPF	2	0:	1	1927			0.00	0.00	162	001	0.00
OPU	3	0:	1	1927			0.00	0.00	72	002	0.00

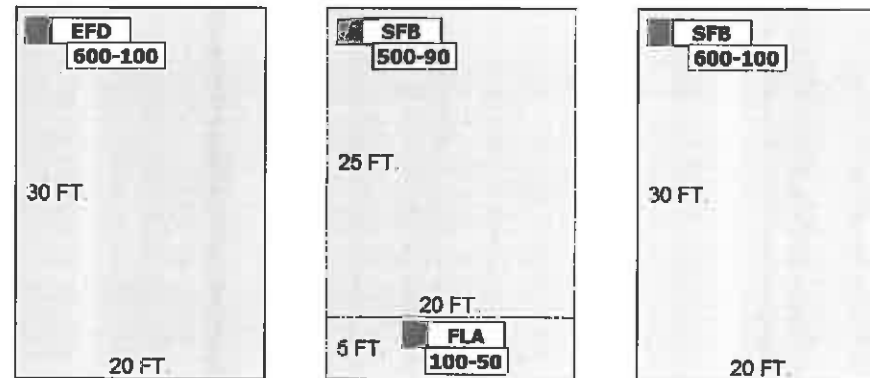
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Building Sketch 2521**Building Characteristics**

Building Nbr	2	Building Type	R1	Perimeter	50	Functional Obs	0.00
Effective Age	6	Condition	A	Depreciation %	0.05	Economic Obs	0.00
Grnd Floor Area	100	Quality Grade	550	Year Built	2001	Special Arch	0

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type	2	Roof Cover	2	Heat 1	0	Heat 2	0	Heat Src 1	0	Heat Src 2	0	Foundation	0	Bedrooms	0
Extra Features:	2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	-3	Vacuum	0	Security	0	Garbage Disposal	0	
	3 Fix Bath	-1	5 Fix Bath	0	7 Fix Bath	0	Dishwasher	0	Intercom	0	Fireplaces	0	Compactor	0	

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID	SOH %
EFD	1	0:	1	2001			0.00	0.00	600	003	0.00
FLA	2	1:WD FRAME/COMPOSITE	1	2001	N	N	0.00	0.00	100	004	0.00
SFB	3	1:WD FRAME/COMPOSITE	1	2001	N	N	0.00	0.00	500	005	0.00

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SFB	4	1:WD FRAME/COMPOSITE	1	2001	N	N	0.00	0.00	600	006	0.00
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Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
2	AC2:WALL AIR COND	4	UT	0.00	0	0	1997	1998	1	20		
1	CL2:CH LINK FENCE	468	SF	0.00	0	0	1964	1965	1	30		
Total Depreciated Value												

Appraiser Notes

2004-03-15 - THE UNFINISHED 2 STORY STRUCTURE IS NOT FINISHED AND IS BEING SOLD THAT WAY.

2/25/05: PERMITS FOR BLDG #2 EXPIRED - BKC

2007-04-18 MLS OFFERING BLDG#2 \$995,000 3/2.5 UNDER CONSTRUCTION. PROPERTY IS IN THE CONDO PROCESS TO SEPARATE FRONT AND REAR BLDG'S.DKRAUSE

DELETED PARCEL NOW SPLIT INTO INDIVIDUAL UNITS WITHIN TURTLE COVE CONDOMINIUM OF KEY WEST SEE HDR NO 00032031-000000 AK 9088731 DONE FOR THE 2007 TAX ROLL 7/31/07.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	B940799	Mar 1 1994 12:00AM	Dec 1 1994 12:00AM	1,000		REPLACE SIDING/PAINT
	94-3964	Dec 2 1994 12:00AM		90,000		ELEVATED 2 STORY SFR
	97-267	Feb 3 1997 12:00AM		90,000		EXTENDED PERMIT ON SFR
	98-2020	Jun 29 1998 12:00AM	Dec 31 2004 12:00AM	1,500		ELECTRICAL
	99-154	Jan 20 1999 12:00AM	Dec 31 2003 12:00AM	1,000		RENOVATIONS

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Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2014F	C	0	0	0	0	0	0	0	N	0
2013F	C	0	0	0	0	0	0	0	N	0
2012F	C	0	0	0	0	0	0	0	N	0
2011F	C	0	0	0	0	0	0	0	N	0
2010F	C	0	0	0	0	0	0	0	N	0
2009F	C	0	0	0	0	0	0	0	N	0
2008F	C	0	0	0	0	0	0	0	N	0
2007F	C	0	0	0	0	0	0	0	N	0
2006F	C	179,520	0	442,086	1,252	622,858	622,858	0	N	622,858
2005F	C	190,740	0	317,355	1,332	509,427	509,427	0	N	509,427
2004F	C	139,128		255,241	1,412	395,781	395,781	0	N	395,781
2003F	C	51,612		227,878	1,492	280,982	280,982	0		280,982
2002F	C	51,612		213,931	1,572	267,115	267,115	0		267,115
2001F	C	51,612		93,850	1,652	147,114	147,114	0		147,114
2000F	C	38,148		94,976	4,094	137,218	137,218	0		137,218
1999F	C	38,148		67,797	433	106,378	106,378	0		106,378
1998F	C	38,148		55,800	356	94,304	94,304	0		94,304
1997F	C	33,660		50,220	320	84,200	84,200	0		84,200
1996F	C	33,660		36,270	231	70,161	70,161	0		70,161
1995F	C	33,660		34,317	0	67,977	67,977	0		67,977
1994F	C	33,660		30,690	0	64,350	64,350	0		64,350
1993F	C	33,660		29,022	0	62,682	62,682	0		62,682
1992F	C	33,660		29,022	0	62,682	62,682	0		62,682
1991F	C	33,660		29,022	0	62,682	62,682	0		62,682
1990F	C	23,001		26,910	0	49,911	49,911	0		49,911
1989F	C	22,440		11,201	0	33,641	33,641	0		33,641
1988F	C	17,952		9,805	0	27,757	27,757	0		27,757
1987F	C	12,118		9,684	0	21,802	21,802	0		21,802
1986F	C	12,118		9,734	0	21,852	21,852	0		21,852
1985F	C	8,122		9,444	0	17,566	17,566	0		17,566
1984F	C	8,122		8,807	0	16,929	16,929	0		16,929

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1983F	C	8,122	8,807	0	16,929	16,929	0	16,929
1982F	C	7,039	8,972	0	16,011	16,011	0	16,011

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
2028	1756	7/23/2004	Warranty Deed	0	M	I	2,000,000