



Historic Architectural Review Commission Staff Report for Item 9

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Matthew Crawford
Historic Architectural Preservationist

Meeting Date: June 23, 2026

Applicant: David Pouliot

Application Number: C2026-0037

Address: 329 William Street

Description of Work:

Demolition of non-historic shed in the rear.

Site Facts:

The property under review is contributing and was built in circa 1889. However, the property is first visible on the 1912 Sanborn Map. Between 1912-1926 a portion of the rear was changed from 1 to 2 stories. The property contains a 2-1/2 story primary wood framed structure. The property is currently in an AE-6 flood zone.



Photo taken by the Property Appraiser's office c1965. Monroe County Library.



Photo of property under review. Property Appraisers website 02/05/2025.



Photo of Rear Covered Porch Proposed to be Enclosed



Photo of Rear Covered Porch Proposed to be Enclosed.



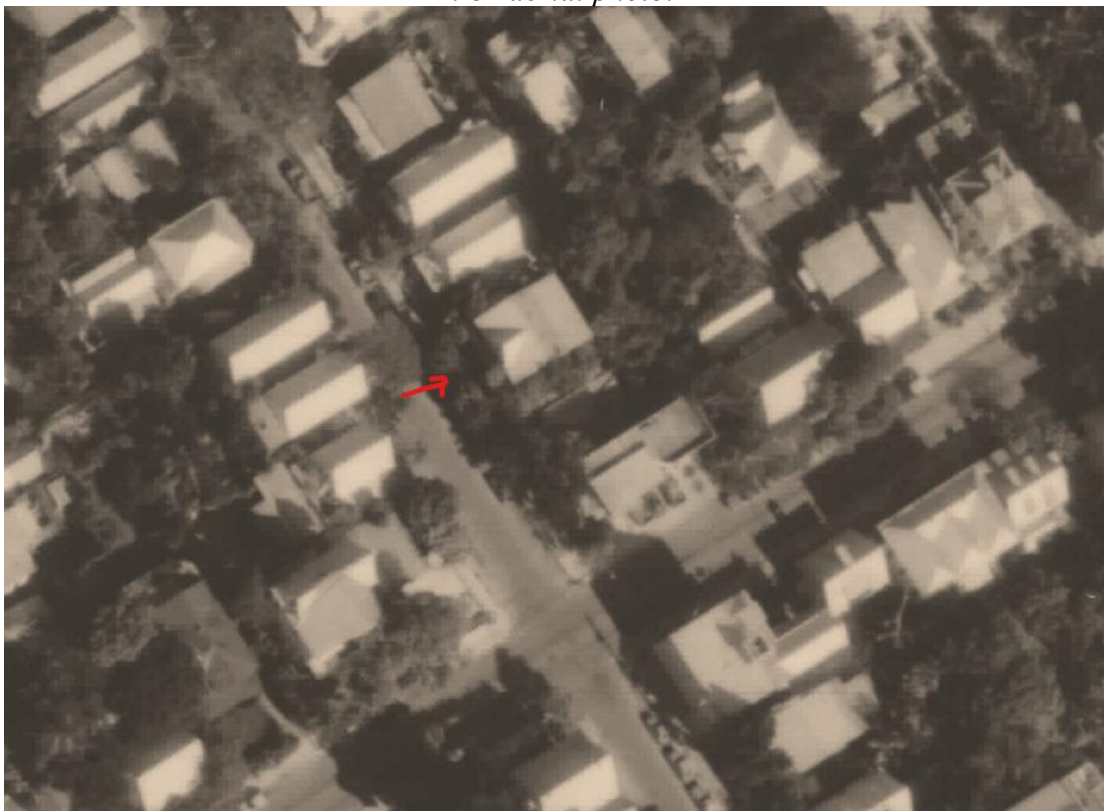
Photo of Front of Property Under Review.



1968 aerial photo.



1981 aerial photo.



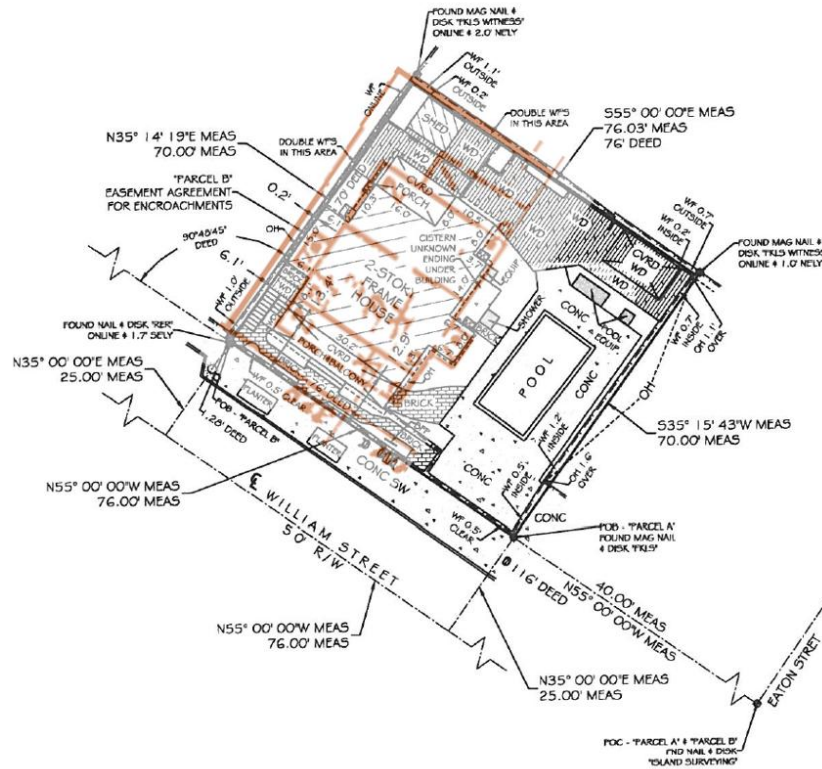
1985 aerial photo.



1994 aerial photo.



1998 aerial photo.



Current survey and 1962 Sanborn Map.

Guidelines Cited on Review:

- Guidelines for Building Exteriors (page 24), specifically guideline 2.
- Guidelines for Roofing (page 26), specifically guidelines 2 and 3.
- Guidelines for Windows (pages 29a-1), specifically guidelines A (3, 4, 5, 6, 9) and B (1, 3, 4).
- Guidelines for Entrances, Porches, Doors, and Exterior Staircases (pages 32-33), specifically first paragraph, guidelines 1, 3 (first sentence), 5, 9, 13, 14, and 15.
- Guidelines for Additions (page 37a-37k), specifically guidelines 1, 3, 5, 6 (first two sentences), 8, 11 (second sentence), 12, 13, 14 (first sentence), 19, 22, 25, 26, 28, 30, 31, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 2, 6, 7 (last sentence), 8, 11, 12, 18, 20, 22, 23, 24, and 25.

Ordinances Cited on Review:

- Section 102-217 (3), demolition for non-contributing or non-historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition of the Land Development Regulations

Staff Analysis:

A Certificate of Appropriateness is currently under review for renovations to contributing structure, the enclosure of the rear covered porch, construction of a new ramp, and site improvements. On the front elevation, the two doors located on either side of the second-floor center door will be converted to windows, while the center door will remain. The circa 1965 photograph, shows that the furthest right opening was historically a window. The proposed ADA ramp will be located on the front elevation and built of concrete and brick with a metal railing.

At the rear of the structure, the existing covered porch with a monoslope roof is proposed to be enclosed. The enclosure will feature board and batten siding to match the existing material, two 6 over 6 aluminum windows, and one aluminum door on the rear elevation.

Site improvements include replacement of approximately 38 linear feet of existing 6' wood fencing along the front and side elevations. The existing fence requires substantial repair. While the HARC Guidelines limit fencing on the front elevation to a maximum height of 4', the existing 6' fence screens the pool area from public view. The fence will be painted white.

Demolition includes removal of a non-historic shed located at the rear of the property close to the proposed porch enclosure.



E6 ELEVATION 6
1/4 IN = 1 FT

Existing Front Elevation.



E3 ELEVATION 3
1/4 IN = 1 FT

Proposed Front Elevation with ramp.



E6 ELEVATION 6
1/4 IN = 1 FT

Proposed Front elevation with ramp and 4' fence.



C2 CAMERA 2

Proposed Front render.

Siding
 1x10 Pressure Treated Board
 with 2 3/4 x 1/2" Batten

Door
 3/0" x 6/8" 10 light White Aluminum
 Clear Glass -White Frame

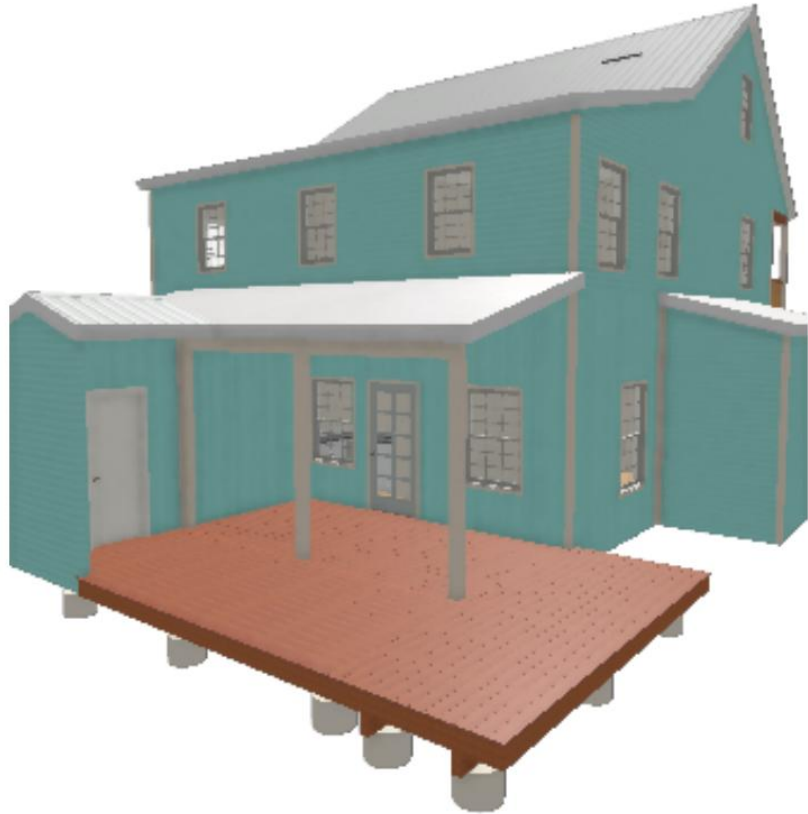
Windows
 36" x 4' 2" 6/6 Single Hung
 Clear Glass -White Frame



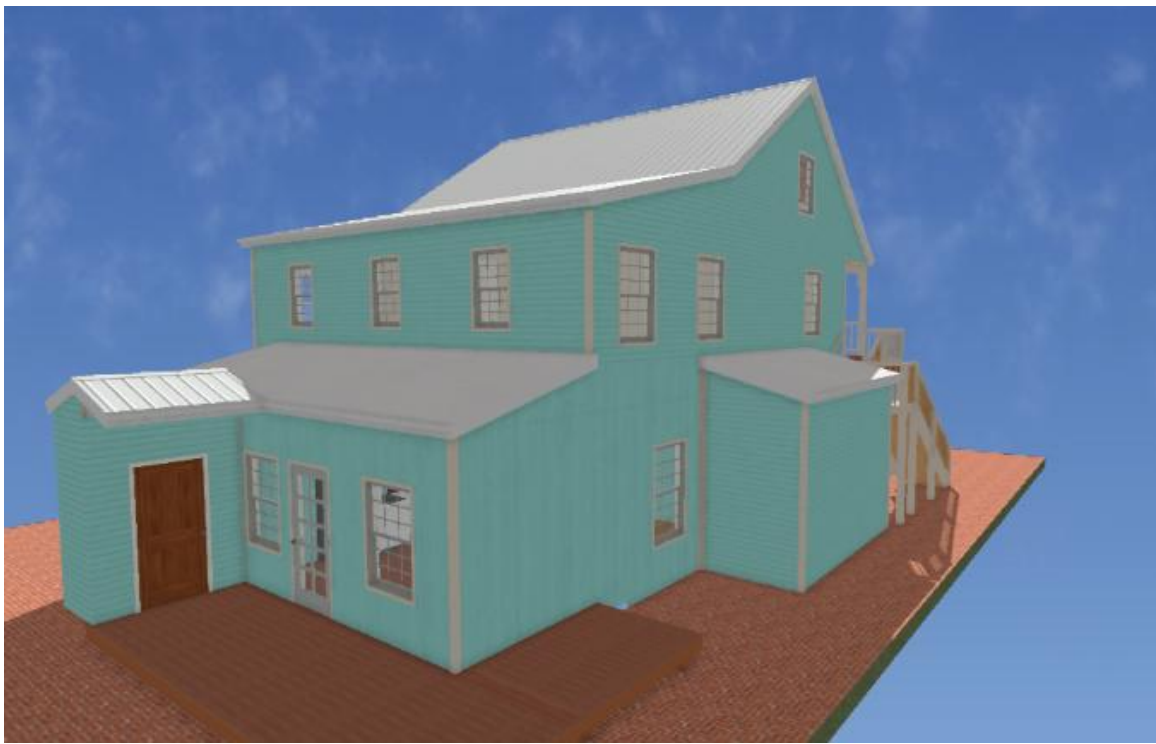
Proposed Rear Elevation.



Proposed Side Elevation.



Existing Rear render.



Proposed Rear render.

Consistency with Cited Guidelines:

The proposed project is generally consistent with the HARC Guidelines. The change of the front elevation openings is supported by historic documentation showing that one of the existing door openings was historically a window. The enclosure of the rear porch is located on a secondary elevation and uses board and batten siding that matches the existing material.

The proposed ADA ramp provides accessibility and is compatible with the structure. The HARC Guidelines state that ramps should complement the architectural features of the building and be concealed whenever possible. The ramp will be screened from view by the existing 4' wood fence along the front elevation.

The proposed fencing requires HARC Commission consideration. The HARC Guidelines limit fencing on the front elevation to 4' in height and allow 6' fencing along side and rear property lines. While the existing 6' fence does not fully comply with the guidelines, it screens the existing pool area from public view and is proposed to be repaired and painted white.

Criteria for Demolition:

Since the rear shed is non-historic, the evaluation shall be based on section 102-218 (b) of the Land Development Regulations, which requires the following criteria for demolitions: The historic architectural review commission shall not issue permits that would result in:

(1) Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;

The rear shed is not historic and does not contribute to the character of the building.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space;

The rear shed is not historic and does not destroy the historic relationship between buildings or structures and open space.

(3) Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

This will not be the case.

(4) Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).

The rear shed is a non-historic feature. Staff opines that the structure would not qualify as contributing in the near future.

In conclusion, it is the staff's opinion that the request for demolition can be considered by the Commission as it meets the criteria for demolition stated under the Land Development Regulations. If approved, this will be the only required reading for demolition.

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:	329 William St, Key West, FL 33040	
NAME ON DEED:	ABRAHAMSON PETER J IRA	PHONE NUMBER (847) 525-8911
OWNER'S MAILING ADDRESS:	329 William St, Key West, FL 33040	EMAIL peterabrahamson1@gmail.com
APPLICANT NAME:	One Call Construction, Inc.	PHONE NUMBER (305) 294-0945
APPLICANT'S ADDRESS:	1901 Flagler Ave. Key West, FL 33040	EMAIL va@constructionkeywest.com
APPLICANT'S SIGNATURE:	<i>David Pouliot</i>	DATE May 15, 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 YES RELOCATION OF A STRUCTURE YES ELEVATION OF A STRUCTURE NO
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: Repair front 6 ft fence , Install approx. 25 LF of 8 ft tall wall under existing roof & ADA ramp
We are removing the second front left door and replacing it with a window to match the window on the upper right side.
MAIN BUILDING: Install new exterior walls under existing roof approx. 10' long x 8 ft tall on rear left wall & approx. 15 ft long x 8 ft tall
on rear of building , to include 1 -3' x 6'8" full light white aluminum impact door and two 36" x 54" clear glass 6/6 white impact windows
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

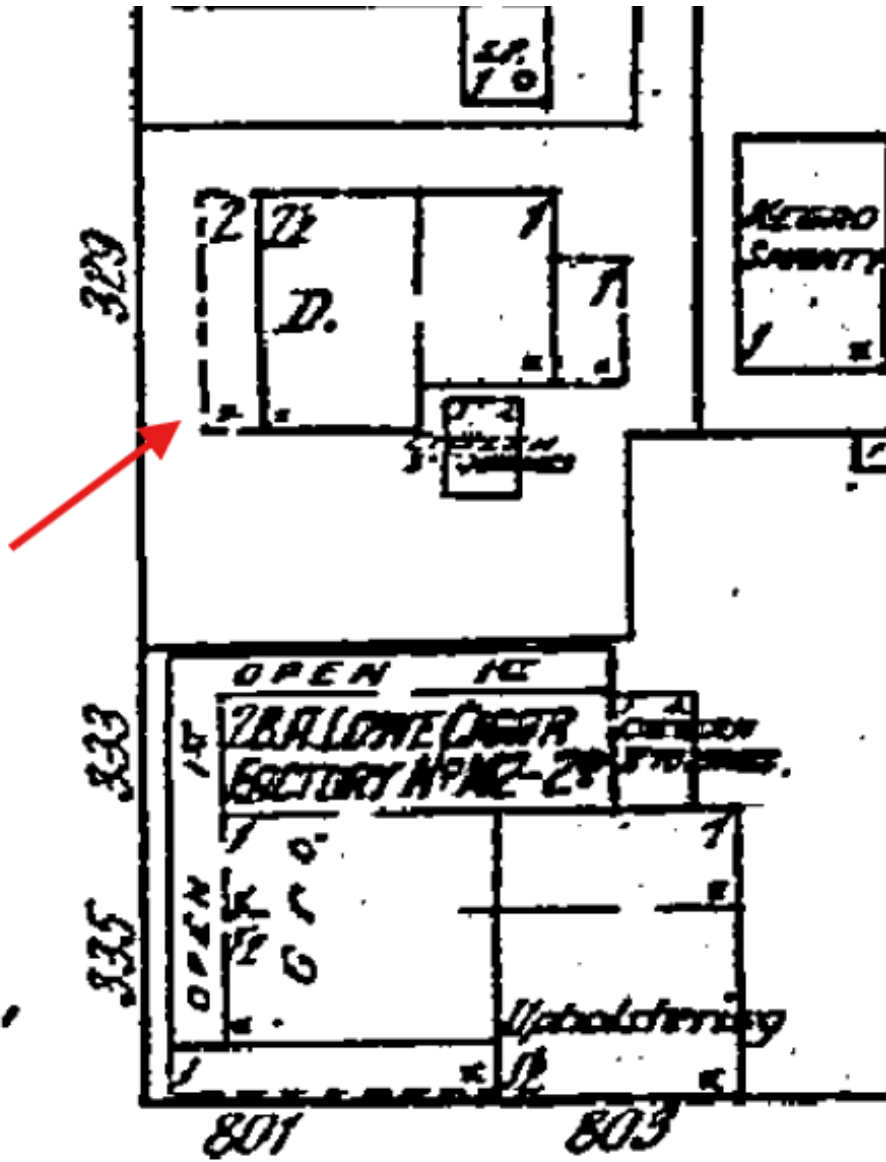
**APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV**

ACCESSORY STRUCTURE(S): Repair or replace front 6 ft fence and paint white , approx 38 LF	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

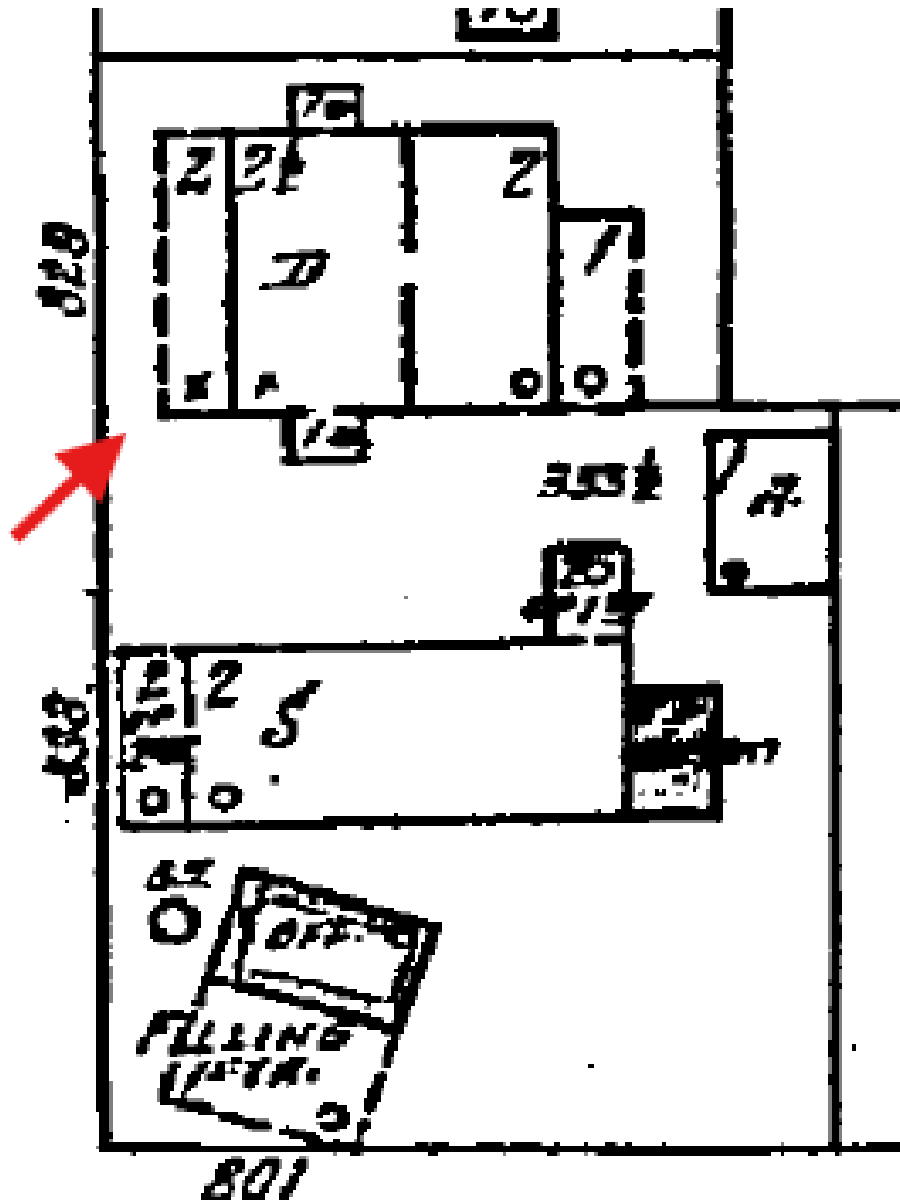
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	<input type="checkbox"/> APPROVED <input type="checkbox"/> NOT APPROVED <input type="checkbox"/> 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.

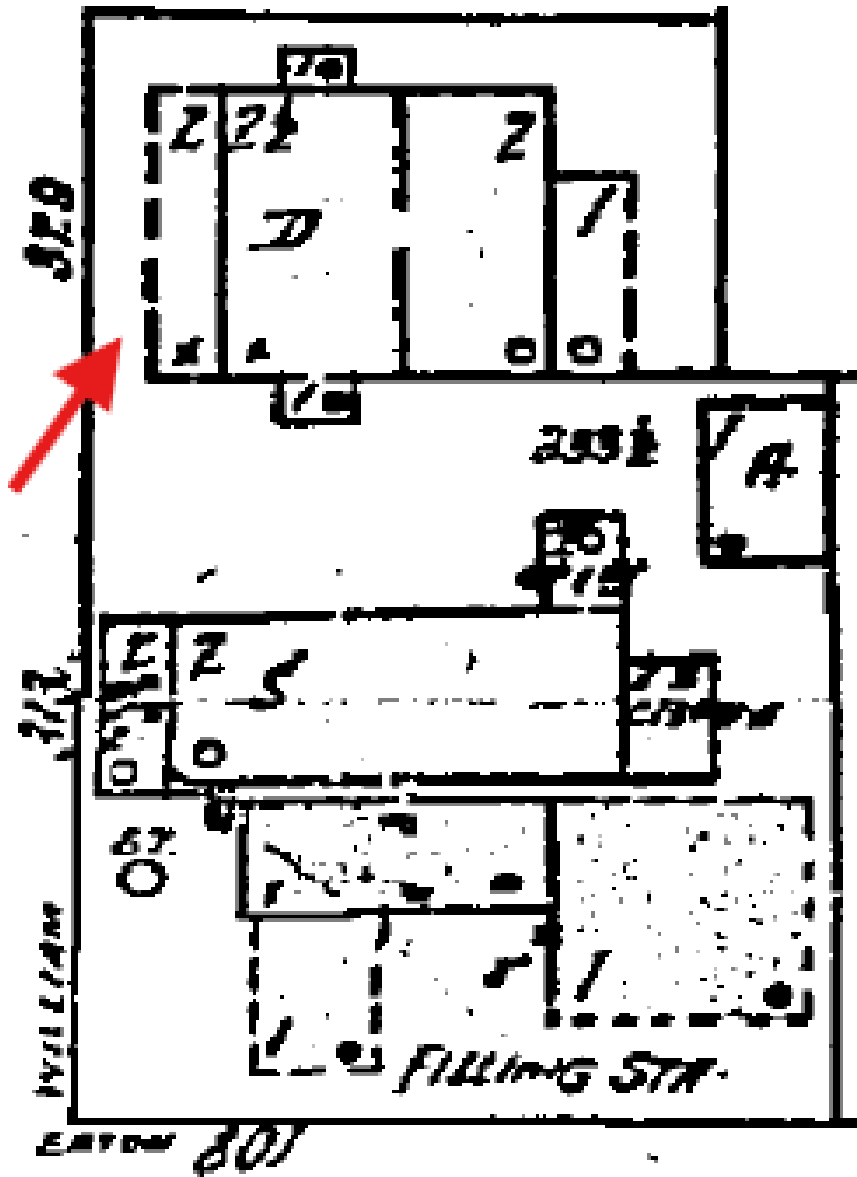
SANBORN MAPS



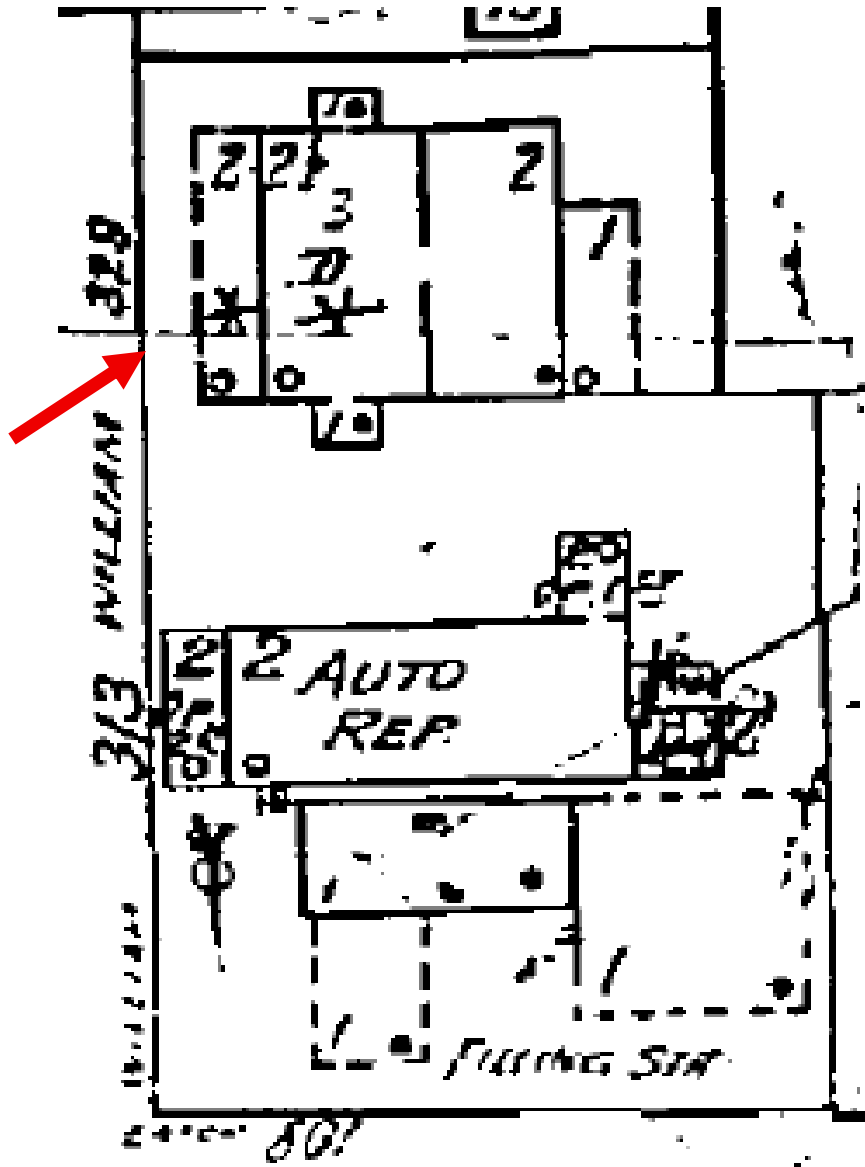
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

PROJECT PHOTOS



Tuesday, 26 May 2026 07:13:40 - Greenshot



Door To Window

Window 3'1" x 5'
5"



Tuesday, 26 May 2026 09:24:40 - Greenshot



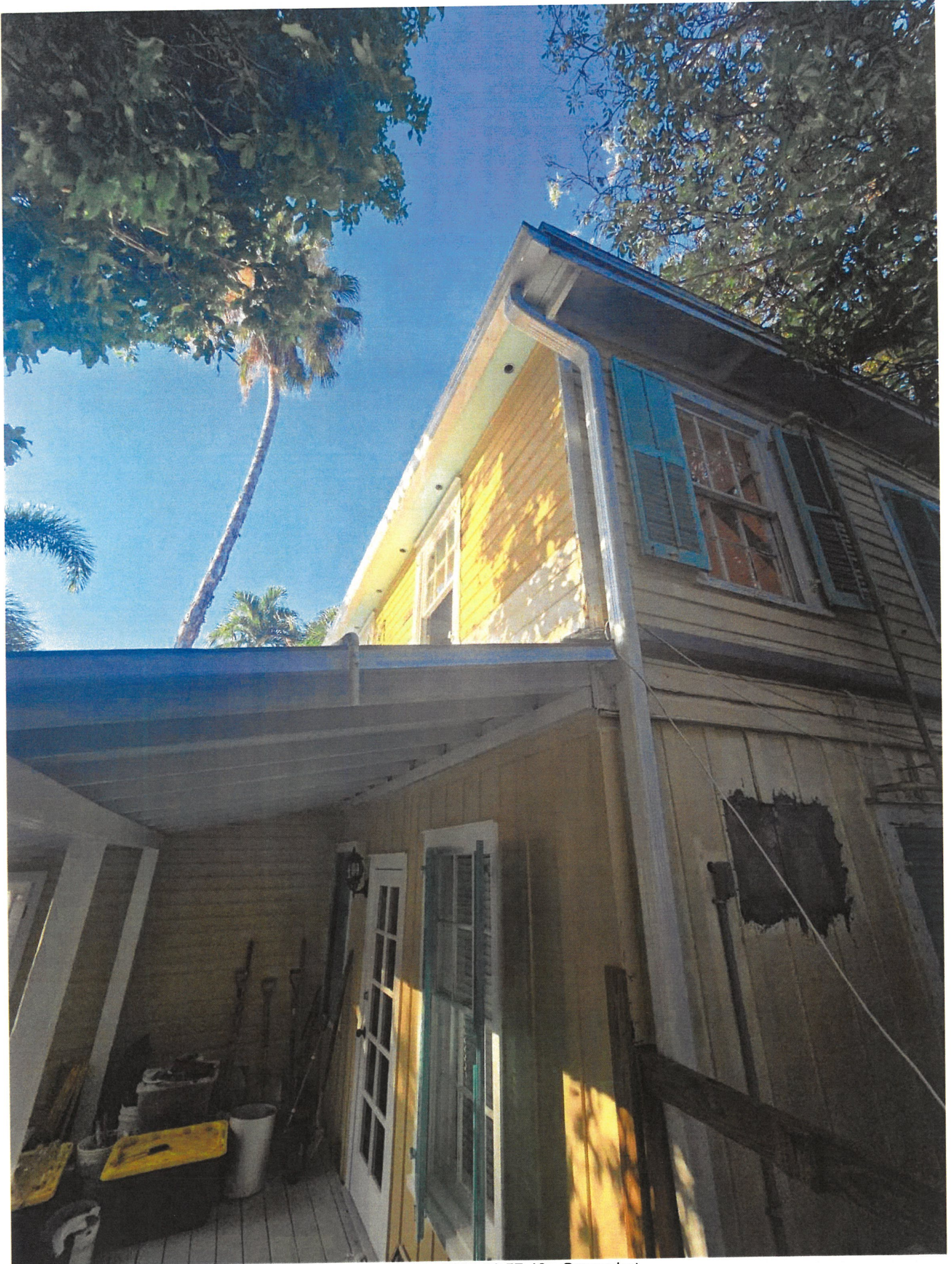
Tuesday, 26 May 2026 06:56:20 - Greenshot



Tuesday, 26 May 2026 06:56:53 - Greenshot



Tuesday, 26 May 2026 06:57:22 - Greenshot



Tuesday, 26 May 2026 06:57:49 - Greenshot





Tuesday, 26 May 2026 06:58:51 - Greenshot



Tuesday, 26 May 2026 06:59:30 - Greenshot







Existing Batten Siding

SURVEY

PROPOSED DESIGN



E6 ELEVATION 6
1/4 IN = 1 FT

CLIENT INFO:

One Call Construction Inc
David Pouliot

Existing Front
Elevation

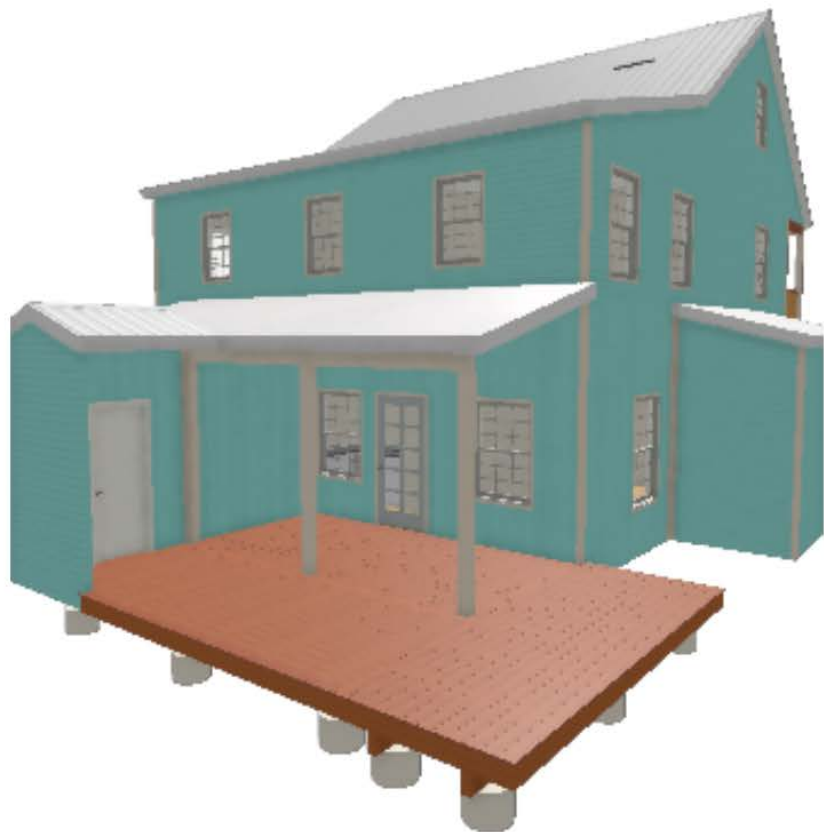
329
Williams St

DRAWINGS PROVIDED BY:

DATE:
6/10/2026

SCALE:

SHEET:
P. 6



Existing Rear
Perspective

CLIENT INFO:
329
Williams St

DRAWINGS PROVIDED BY:
One Call Construction Inc
David Pouliot

DATE:
6/10/2026

SCALE:

SHEET:
P-3



E6 ELEVATION 6
1/4 IN = 1 FT

Proposed Front Elevation

CLIENT INFO:
329
Williams St

DRAWINGS PROVIDED BY:
One Call Construction Inc
David Pouliot

DATE:
6/10/2026

SCALE:

SHEET:



E6 ELEVATION 6
1/4 IN = 1 FT

Proposed Front
W/Fence View

CLIENT INFO:
329
Williams St

DRAWINGS PROVIDED BY:
One Call Construction Inc
David Foullet

DATE:
6/10/2026

SCALE:

SHEET:



C2 CAMERA 2

Proposed Front Perspective

CLIENT INFO:
329
Williams St

DRAWINGS PROVIDED BY:
One Call Construction Inc
David Poullet

DATE:
6/10/2026

SCALE:

SHEET

Siding
1x10 Pressure Treated Board
with 2 3/4 x 1/2 " Batten

Door
3/0" x 6/8" 10 light White Aluminum
Clear Glass -White Frame

Windows
36" x 4' 2" 6/6 Single Hung
Clear Glass -White Frame



Proposed Rear
Elevation

CLIENT INFO:
329
Williams St

DRAWINGS PROVIDED BY:
One Call Construction Inc
David Pouliot

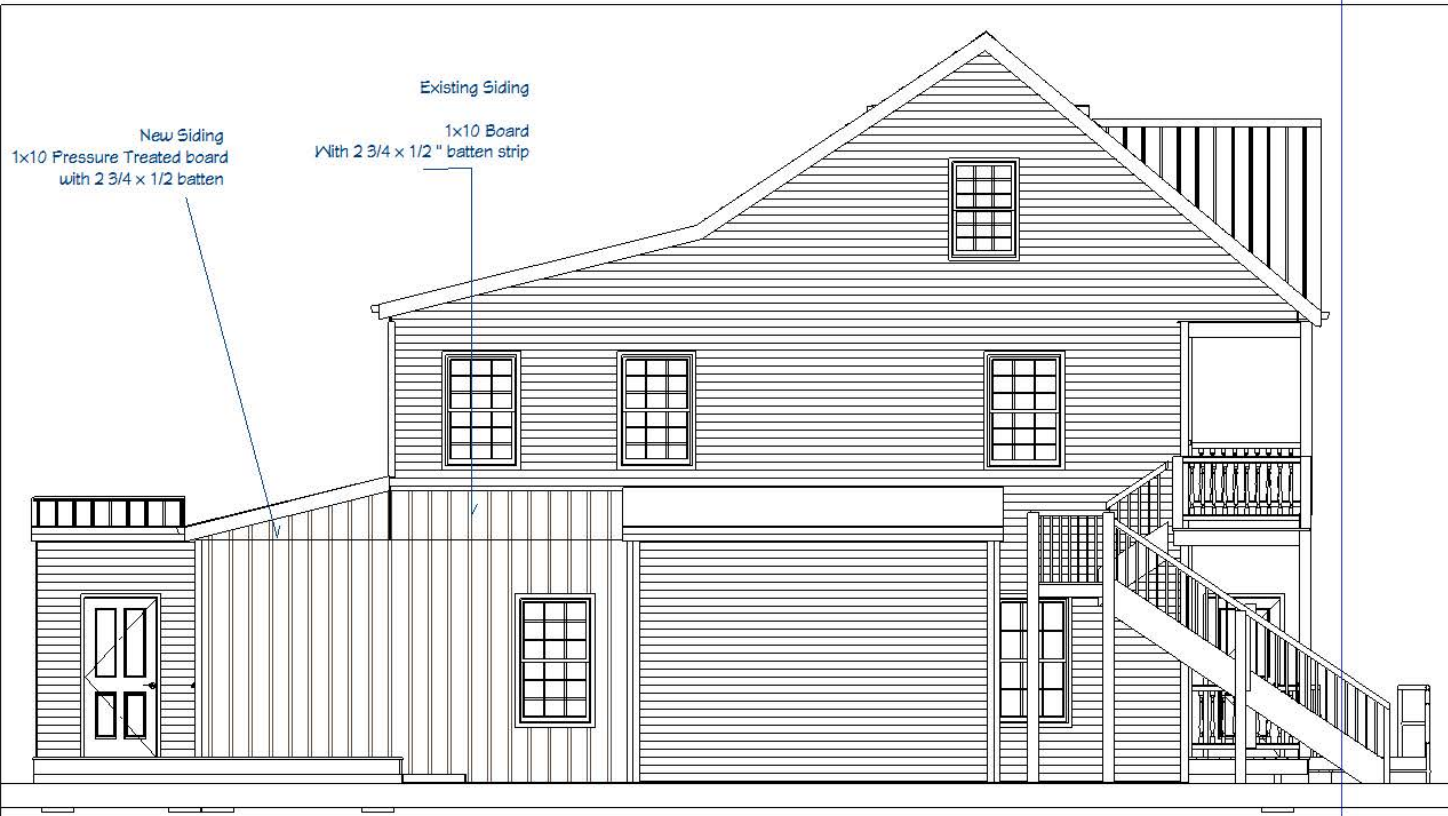
DATE:
6/10/2026

SCALE:

SHEET:

P-5

E7 ELEVATION 7
1/4 IN = 1 FT



New Siding
1x10 Pressure Treated board
with 2 3/4 x 1/2 batten

Existing Siding

1x10 Board
With 2 3/4 x 1/2 " batten strip

proposed Left
Elevation

CLIENT INFO:
329
Williams St

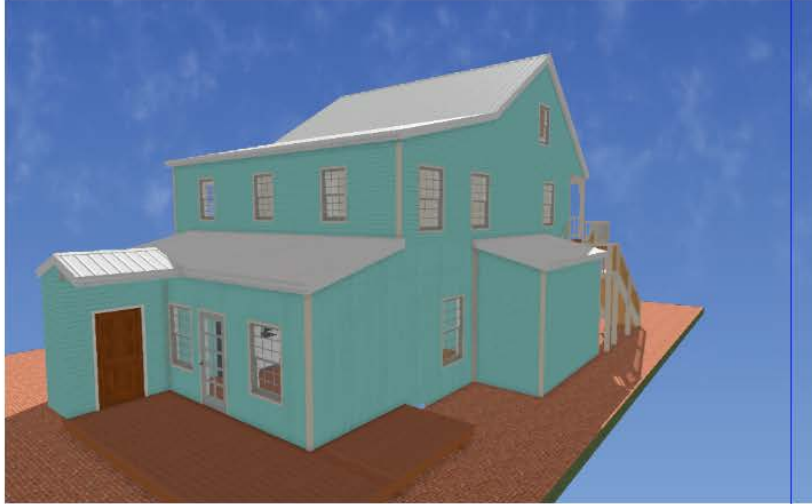
DRAWINGS PROVIDED BY:
One Call Construction Inc
David Pouliot

DATE:
6/10/2026

SCALE:

SHEET:

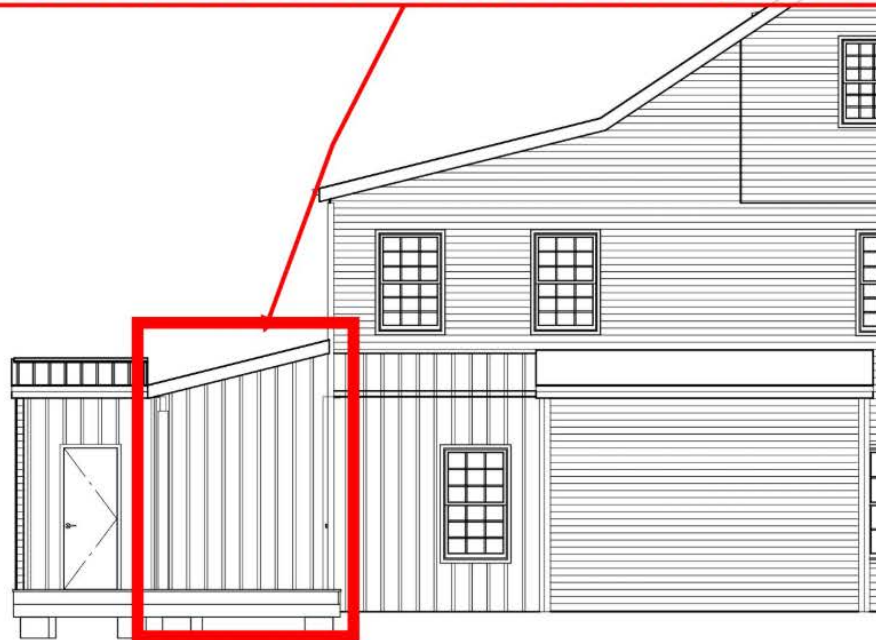
P 4



C4 CAMERA 4

Proposed Rear Perspective
CLIENT INFO: 329 Williams St
DRAWINGS PROVIDED BY: One Call Construction Inc David Poultit
DATE: 6/10/2026
SCALE:
SHEET: P-6

Pressure Treated wood 1x10 board with 2 3/4 x 1/2: batton



E1 ELEVATION 1
1/4 IN = 1 FT

Existing Left Exterior Elevation

CLIENT INFO:

DRAWINGS PROVIDED BY:

DATE:
6/5/2026

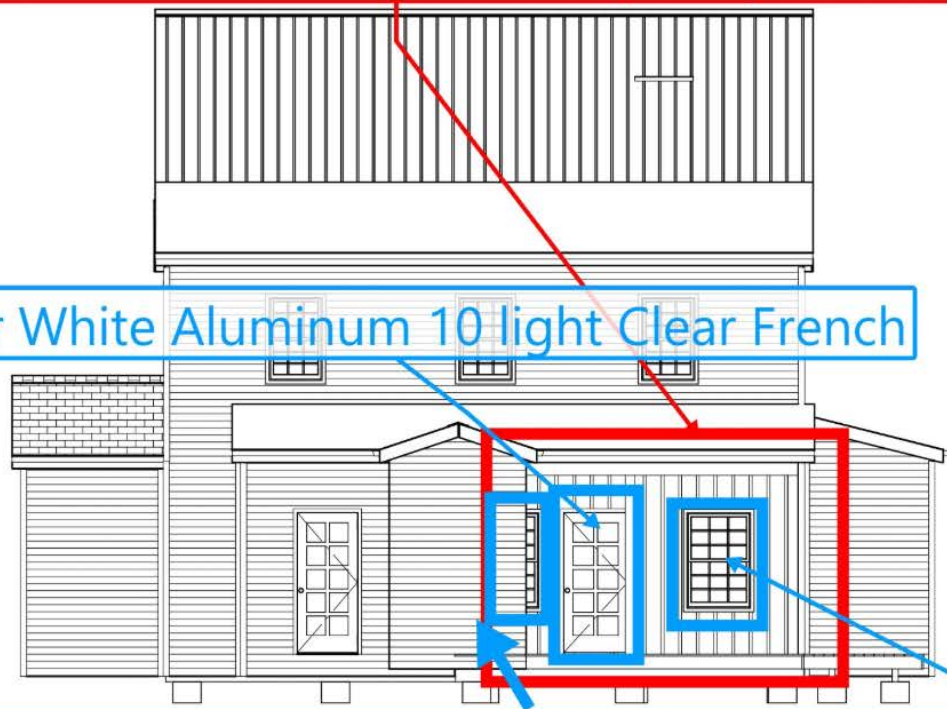
SCALE:

SHEET:

P-1

Pressure Treated 1x10 board & 2 3/4 x 1/2" batton

Door White Aluminum 10 light Clear French



Window White Aluminum ,Clear glass 6/6 impact SH

Existing Exterior Rear Elevation

CLIENT INFO:

DRAWINGS PROVIDED BY:

DATE:
6/5/2026

SCALE:

SHEET:

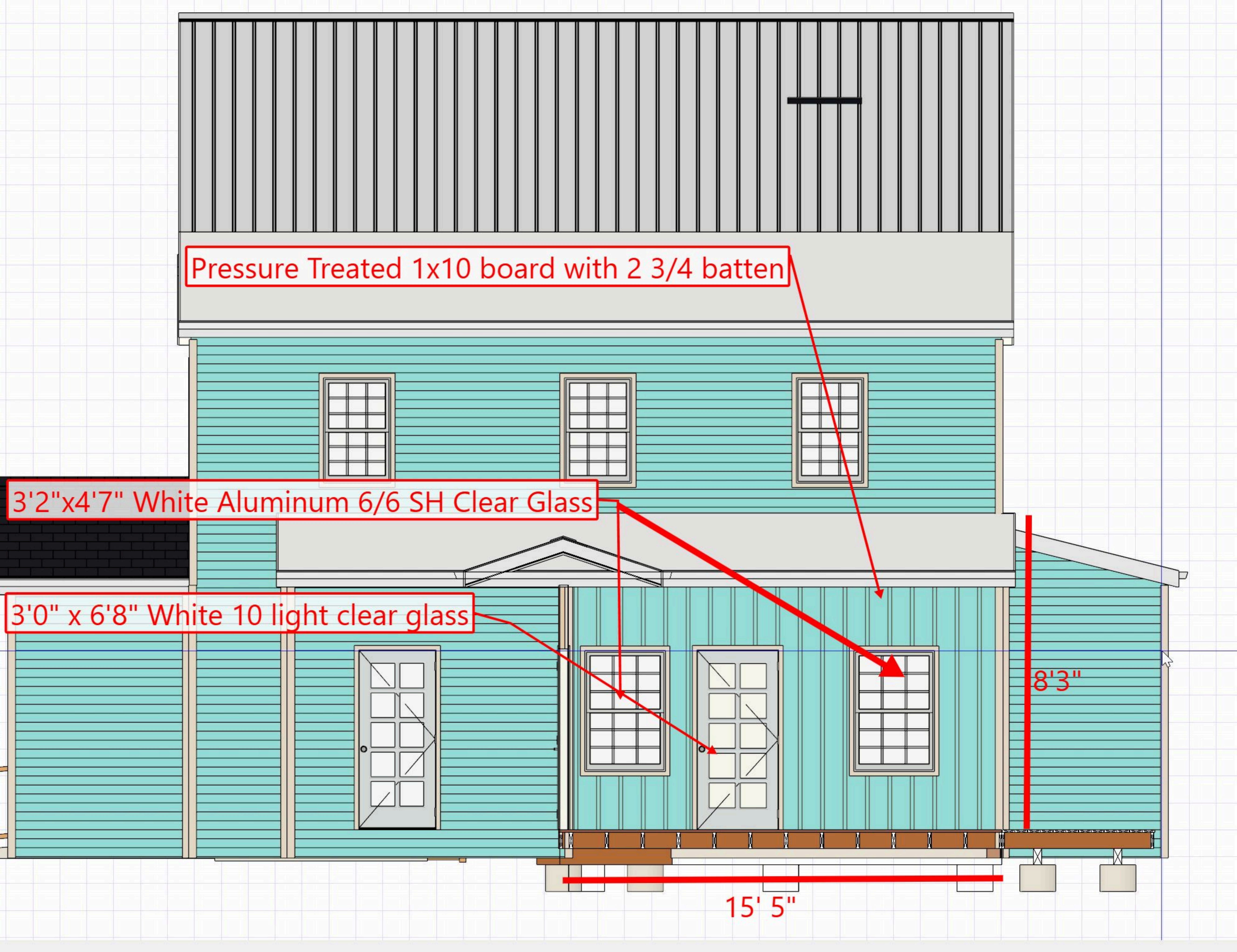
Pressure Treated 1x10 board with 2 3/4 batten

3'2"x4'7" White Aluminum 6/6 SH Clear Glass

3'0" x 6'8" White 10 light clear glass

8'3"

15' 5"



LEGEND

- CI CAST IN PLACE COLUMNS
- CL CMU COLUMNS
- EXTERIOR CMU WALLS
- NON-BEARING FRAME WALLS
- LOAD BEARING FRAME WALLS

BUILDING BEDROOM COUNT	
#1 FLOOR CHIST BEDROOMS	2
#2 FLOOR CHIST BEDROOMS	2
TOTAL BEDROOMS	4
#20 FLOOR CHIST BEDROOMS	2
#21 FLOOR CHIST BEDROOMS	2
TOTAL BEDROOMS	4
#22 FLOOR CHIST BEDROOMS	2
#23 FLOOR CHIST BEDROOMS	2
TOTAL BEDROOMS	4
BEDROOM GRAND TOTAL	12

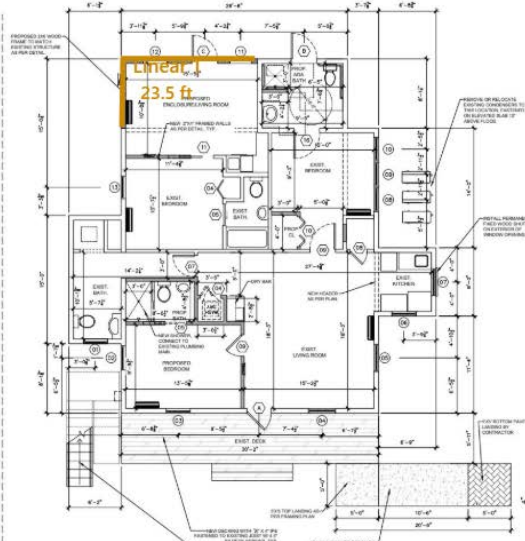
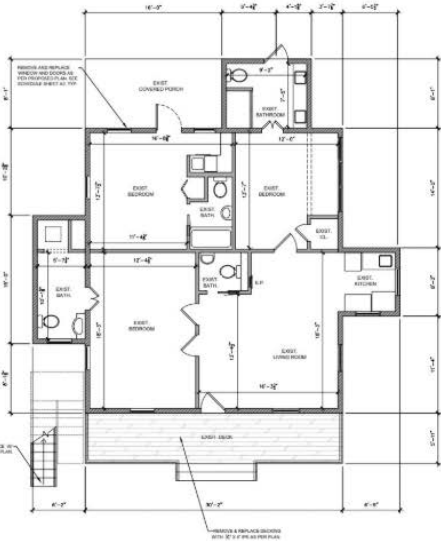
CONSTRUCTION PROPOSED FOR THE FOLLOWING LOCATION:
 329 WILLIAM STREET,
 KEY WEST, FL 33040

CAMPBELL ENGINEERING CONSULTANTS LLC
 William R. Campbell, P.E. License # 79269
 Email: wrc@campbelleng.com CA/Reg # 31437
 Phone #: 305-735-4826

THIS PLAN AND ALL INFORMATION HEREON IS THE PROPERTY OF CAMPBELL ENGINEERING CONSULTANTS LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT OR ANY INFORMATION HEREON WITHOUT THE WRITTEN PERMISSION OF CAMPBELL ENGINEERING CONSULTANTS LLC IS STRICTLY PROHIBITED.

PROJECT #:
6273
 Date:
APRIL 23, 2026
 Rev. Date:
MAY 13, 2026

SHEET 4
 SHEET #
A1



0' 1/2" 1" 3"

4' 19"E MEAS
70.00' MEAS

DOUBLE WFS
IN THIS AREA

IN THIS AREA

76.03' MEAS
76' DEED

"PARCEL B"
IT AGREEMENT
ROACHMENTS

90°48'45"
DEED

2-STORY
FRAME
HOUSE

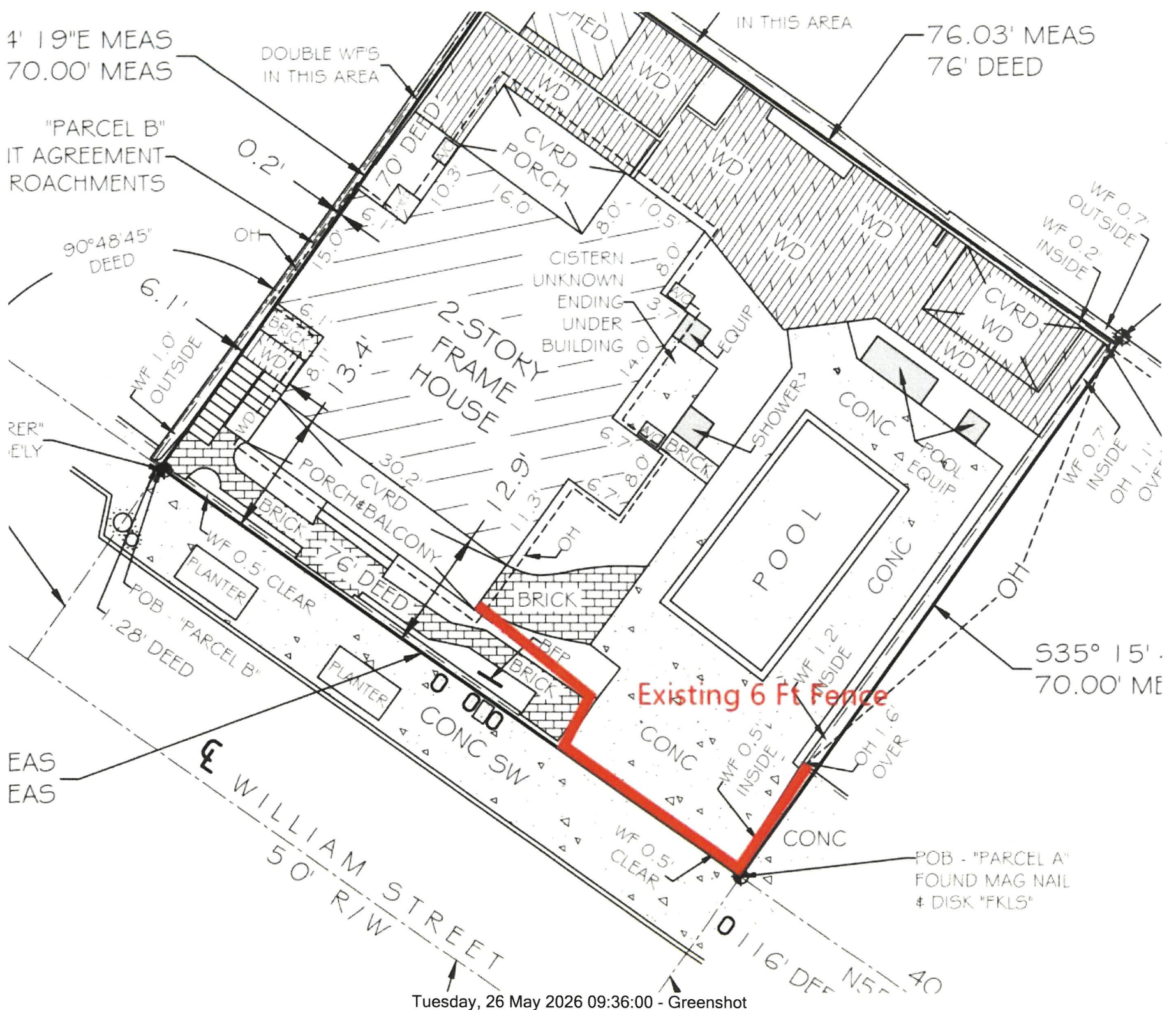
Existing 6 Ft Fence

535° 15'
70.00' ME

EAS
EAS

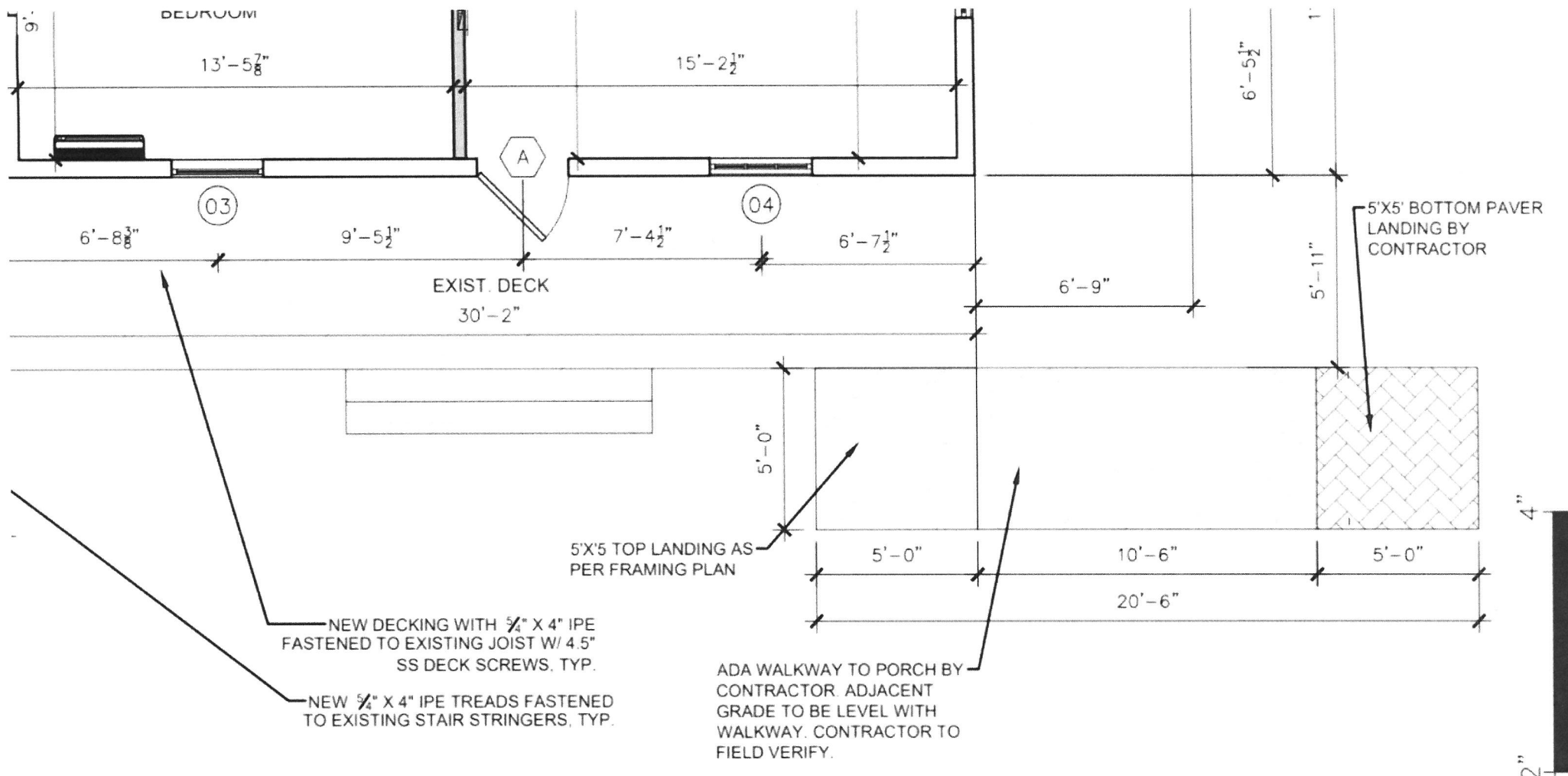
WILLIAM STREET
50' R/W

Tuesday, 26 May 2026 09:36:00 - Greenshot

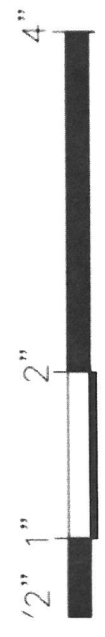


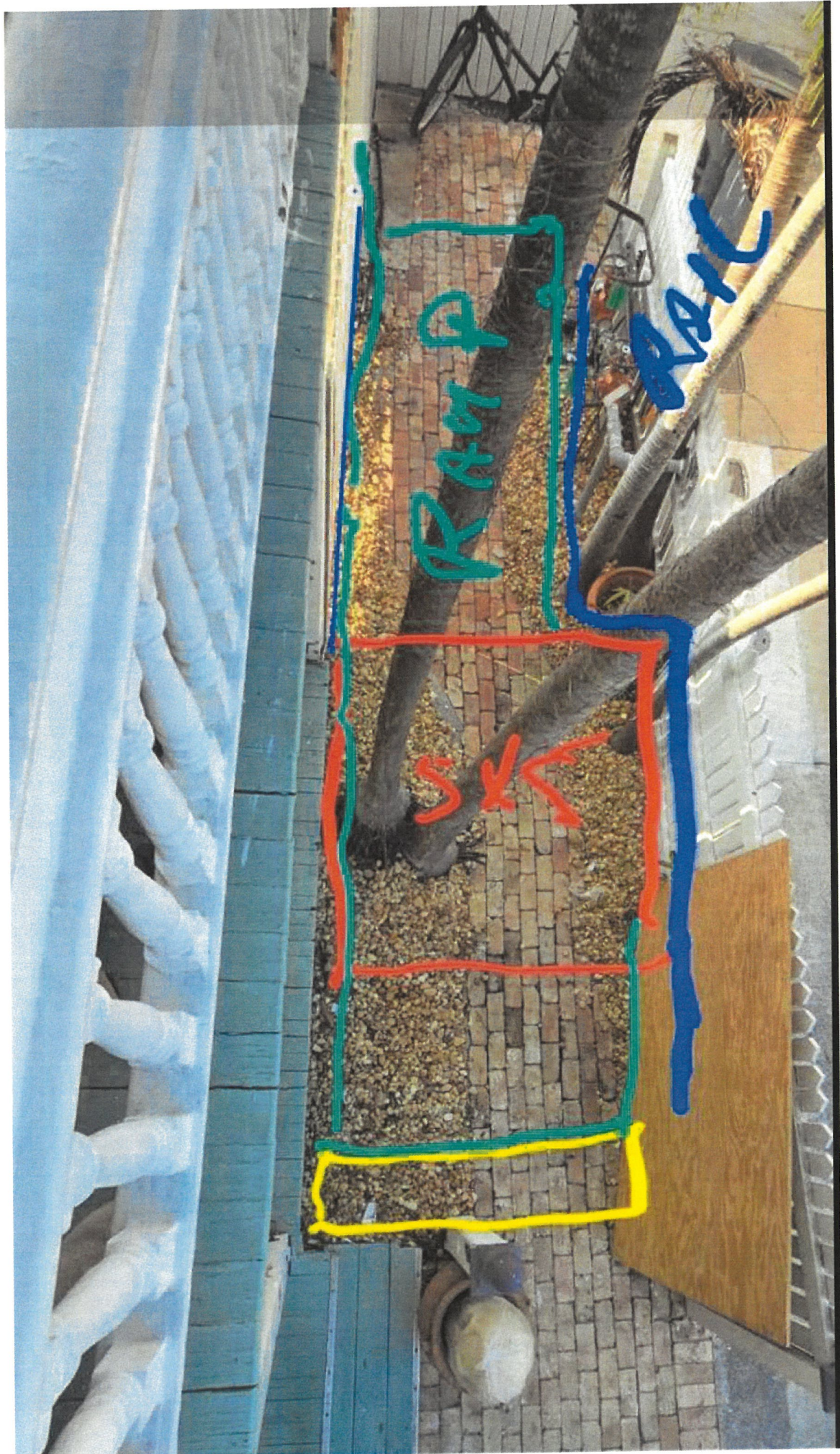


Tuesday, 26 May 2026 09:31:03 - Greenshot

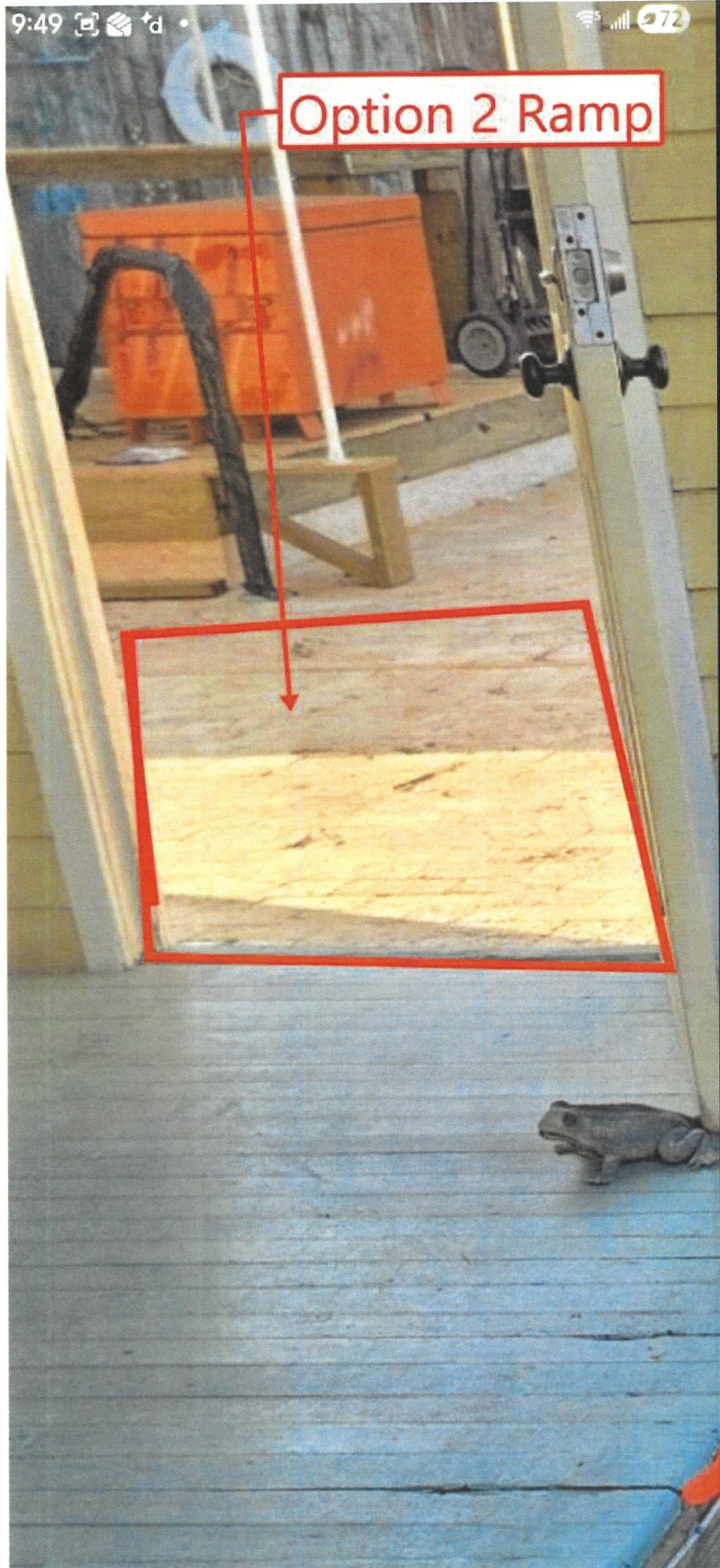


D GROUND FLOOR PLAN
 1/4"=1'-0"





Option 2 Ramp



8:17 AM

Back up now

Grip Rail

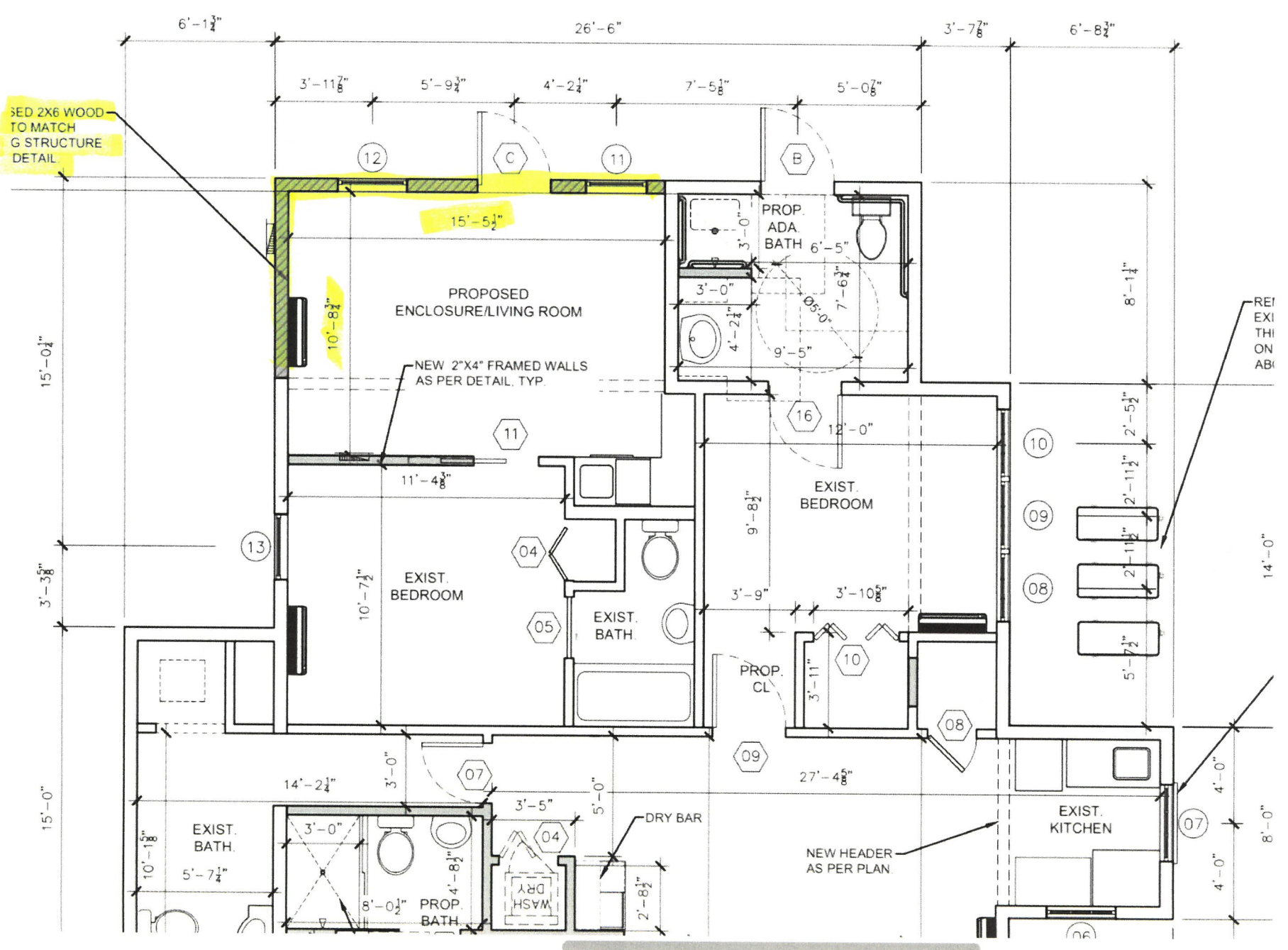
RW

5' x 5'

Option 1 Ramp



3RD FLOOR EXIST. BEDROOM:
3RD FLOOR PROP. BEDROOM:
TOTAL BEDROOM
BEDROOM GRAND TOTAL



Tuesday, 26 May 2026 07:11:27 - Greenshot

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., June 23, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

RENOVATIONS TO CONTRIBUTING STRUCTURE. ENCLOSURE OF REAR COVERED PORCH, NEW RAMP, AND SITE IMPROVEMENTS. DEMOLITION OF NON-HISTORIC SHED IN THE REAR.

#329 WILLIAM STREET

Applicant – One Call Construction, Inc Application #C2026-0037

If you wish to see the application or have any questions, you may visit the Growth Management Division during regular office hours at 1300 White Street, call 305-809-3975 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.



ISLAND
RESTROOMS
786-766-1067

Public
Meeting
Notice

Public Meeting Notice



SPRINKLER
FIRE ALARM
WHEN BELL RINGS
CALL FIRE DEPARTMENT
OR POLICE - 911

Public
Meeting
Notice



HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared David Pouliot, 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:
329 William Street Key West, FL 33040 on the 15th day of June, 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 City Hall, 1300 White St. Key West, FL 33040 Tuesday, June 23, 2026 at 5:00 PM.

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 C2026-0037.

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

Signed Name of Affiant:

David Pouliot

Date: June 15, 2026

Address: 329 William Street

City: Key West

State, Zip: FL, 33040

The foregoing instrument was acknowledged before me on this 15 day of June, 2026.

By (Print name of Affiant) David Pouliot who is personally known to me or has produced Driver's License as identification and who did take an oath.

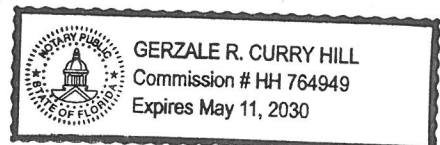
NOTARY PUBLIC

Sign Name: Gerzale R. Curry Hill

Print Name: Gerzale R. Curry Hill

Notary Public - State of Florida (seal)

My Commission Expires: _____



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 00003280-000000
 Account# 1003417
 Property ID 1003417
 Millage Group 10KW
 Location 329 WILLIAM St, KEY WEST
 Address
 Legal Description KW PT LOT 4 SQR 21 PARCEL 2 Y-437 OR546-717 OR744-691 OR782-1493 OR956-2421 OR1291-354 OR1650-458 OR1888-1020 OR2088-976 OR2441-1395 OR2446-1675 OR2789-2454 OR2974-1590 OR2974-1594 OR3306-0530
 (Note: Not to be used on legal documents.)
 Neighborhood 32090
 Property Class HOTEL - GUEST HOUSE (10 ROOMS OR LESS) (3907)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

INSPIRA FINANCIAL TRUST LLC CUSTODIAN FBO
 ABRAHAMSON PETER J IRA
 2001 Spring Rd
 Ste 700
 Oak Brook IL 60523

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$880,584	\$732,648	\$588,497	\$587,599
+ Market Misc Value	\$440,292	\$313,992	\$84,071	\$83,943
+ Market Land Value	\$1,614,404	\$1,046,640	\$1,008,853	\$1,007,313
= Just Market Value	\$2,935,280	\$2,093,280	\$1,681,421	\$1,678,855
= Total Assessed Value	\$2,935,280	\$1,849,563	\$1,681,421	\$1,663,730
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,935,280	\$2,093,280	\$1,681,421	\$1,678,855

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,046,640	\$732,648	\$313,992	\$2,093,280	\$1,849,563	\$0	\$2,093,280	\$0
2023	\$1,008,853	\$588,497	\$84,071	\$1,681,421	\$1,681,421	\$0	\$1,681,421	\$0
2022	\$1,007,313	\$587,599	\$83,943	\$1,678,855	\$1,663,730	\$0	\$1,678,855	\$0
2021	\$756,241	\$680,617	\$75,624	\$1,512,482	\$1,512,482	\$0	\$1,512,482	\$0
2020	\$714,833	\$794,258	\$79,426	\$1,588,517	\$1,588,517	\$0	\$1,588,517	\$0
2019	\$724,469	\$652,022	\$72,447	\$1,448,938	\$1,448,938	\$0	\$1,448,938	\$0
2018	\$677,705	\$609,935	\$67,771	\$1,355,411	\$1,355,411	\$0	\$1,355,411	\$0

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
(3900)	5,373.00	Square Foot	76	70

Buildings

Building ID	39272	Exterior Walls	AB AVE WOOD SIDING
Style		Year Built	1938
Building Type	HOTEL/MOTEL B / 39B	EffectiveYearBuilt	1998
Building Name		Foundation	
Gross Sq Ft	6203	Roof Type	IRR/CUSTOM
Finished Sq Ft	2294	Roof Coverage	METAL
Stories	2 Floor	Flooring Type	
Condition	EXCELLENT	Heating Type	
Perimeter	304	Bedrooms	0
Functional Obs	0	Full Bathrooms	5
Economic Obs	0	Half Bathrooms	0
Depreciation %	35	Grade	400
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	378	0	0
FAT	FINISHED ATTIC	720	0	0
FLA	FLOOR LIV AREA	2,294	2,294	0
OPU	OP PR UNFIN LL	80	0	0
OPF	OP PRCH FIN LL	128	0	0
PTO	PATIO	2,603	0	0
TOTAL		6,203	2,294	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1976	1977	0 x 0	1	240 SF	2
RES POOL	1976	1977	0 x 0	1	288 SF	4
WALL AIR COND	1984	1985	0 x 0	1	1 UT	1
WALL AIR COND	1984	1985	0 x 0	1	2 UT	2
FENCES	1991	1992	0 x 0	1	208 SF	5
LC UTIL BLDG	1997	1998	6 x 8	1	48 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Grantor	Grantee
12/31/2024	\$3,600,000	Warranty Deed	2485141	3306	0530	01 - Qualified		
6/24/2019	\$100	Warranty Deed	2228307	2974	1590	30 - Unqualified		
4/4/2016	\$7,500	Warranty Deed		2789	2454	30 - Unqualified		
11/17/2009	\$0	Warranty Deed		2441	1395	11 - Unqualified		
5/14/2003	\$875,000	Warranty Deed		1888	1020	Q - Qualified		
10/1/1985	\$1	Warranty Deed		956	2421	M - Unqualified		

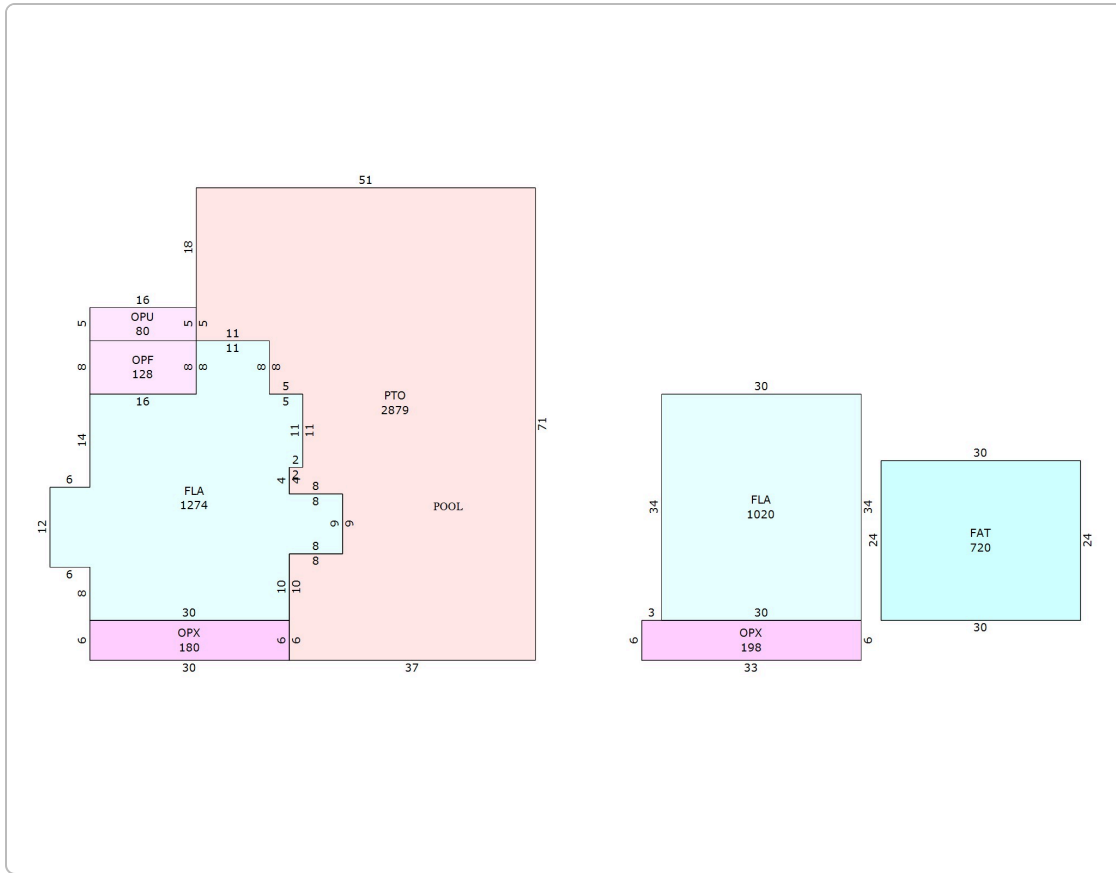
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
26-0873	05/20/2026	Active	\$236,488	Commercial	Remove and replace
26-0908	05/15/2026	Active	\$268,970	Commercial	Removal of all interior finishes
26-0970	05/08/2026	Active	\$41,540		Remove approximately 36 LF of PVC fence from the current permit scope and replace it with 36 LF of 6-foot wood picket fence.
26-0921	04/21/2026	Active	\$12,889		Installation of approx. 1250SF of Hydrostop Liquid
25-0970	04/23/2025	Completed	\$1,280	Residential	Remove & replace toilet and kitchen bar sink
25-0969	04/21/2025	Completed	\$3,940	Residential	Install Luxury vinyl click floor Approx. 200 SF
25-0971	04/21/2025	Completed	\$1,750	Residential	Install 5 new 6" LED trim
18-3084	07/17/2018	Completed	\$16,500		***EMERGENCY*** ISNTALL 1200SF OF VCRIMP
04-1746	05/28/2004	Completed	\$2,200		R&R DECK, POST, & TRIM
04-1370	04/28/2004	Completed	\$500		ELEC FOR IRRIG
04-0054	02/12/2004	Completed	\$14,060		FIRE SPRINKLERS
03-2121	06/13/2003	Completed	\$8,000		DECK/PORCH/ FLOORING
9901903	07/07/1999	Completed	\$50	Commercial	SIGN
9603595	09/01/1996	Completed	\$1		ROOF

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Sketches (click to enlarge)



Photos



Map



TRIM Notice

2025 TRIM Notice (PDF)

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