



Historic Architectural Review Commission Staff Report for Item 2

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Preservation Manager

Meeting Date: July 29, 2026

Applicant: Carlos Rojas

Application Number: C2026-0033

Address: 409 Catherine Street

Description of Work:

Renovations to contributing structure. New Bahama shutters partially enclosing existing historic front porch and ~~new louvers on~~ renovations to front concrete wall.

Site Facts:

The property is a contributing structure in the historic district built circa 1938. The site consists of a one-story frame structure with a covered front porch, as well as a pool and pool deck in the rear. Based on documentation, the front porch was added between 1962 and 1965, as it is not shown on the 1962 Sanborn Map but does appear in the circa 1965 historic photograph. Currently the property is located within an AE-6 flood zone.



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



Photo of property under review, view from Catherine Street.

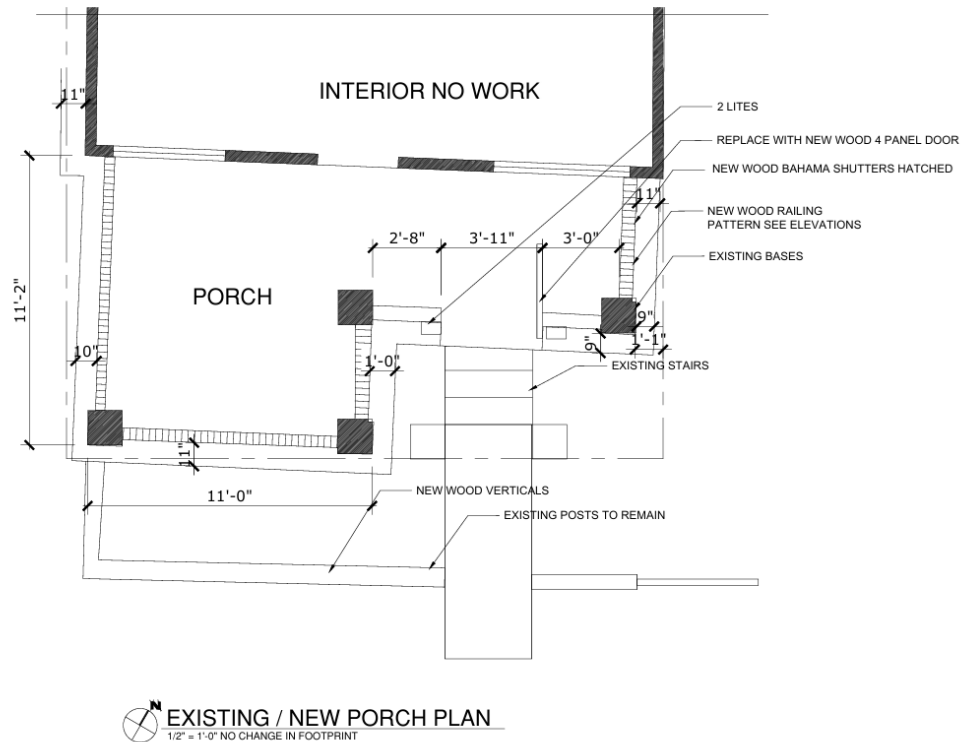


Photo of property under review, view of entrance to enclosed porch with lattice.

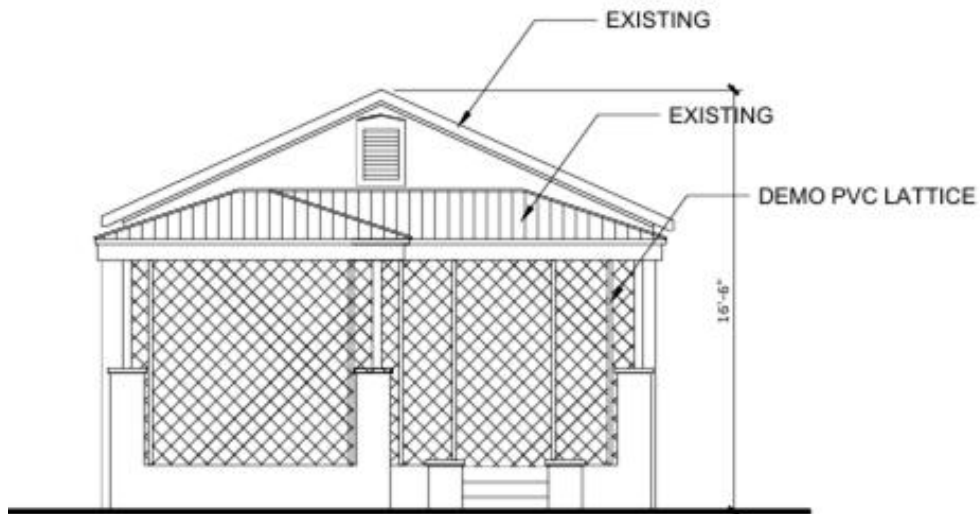


Photo of property under review, photo from interior of enclosed porch.

The project previously came to HARC Commission and proposed enclosing the front porch with shutters on all elevations. The project is now coming back with revisions that remove the shutters from the front elevation and change the front fence design from louvers to pickets.



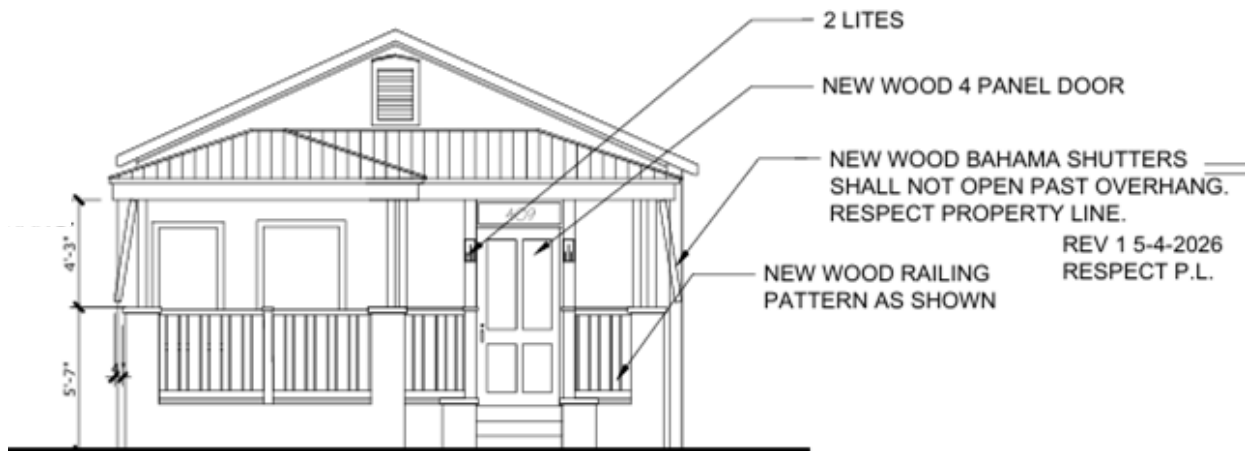
Proposed Site Plan.



EXISTING FRONT ELEVATION

1/4" = 1'-0"

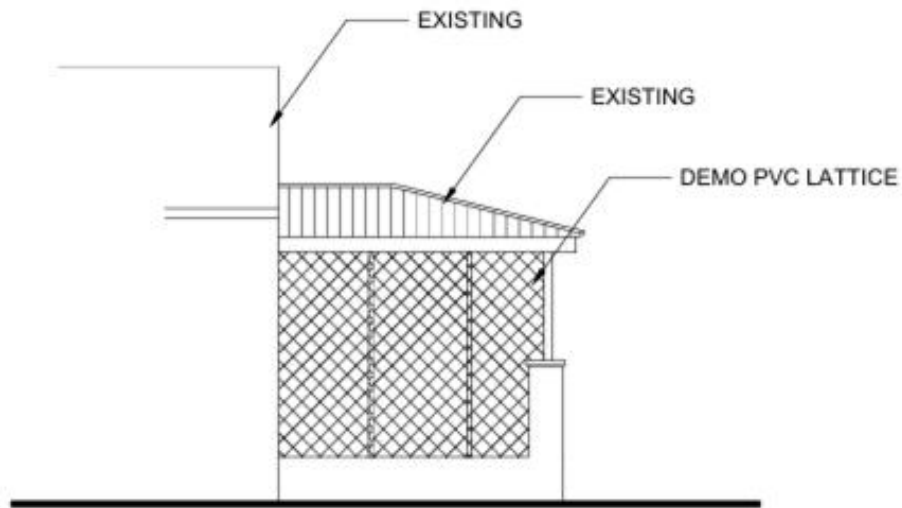
Existing Front Elevation.



PROPOSED FRONT ELEVATION

1/4" = 1'-0"

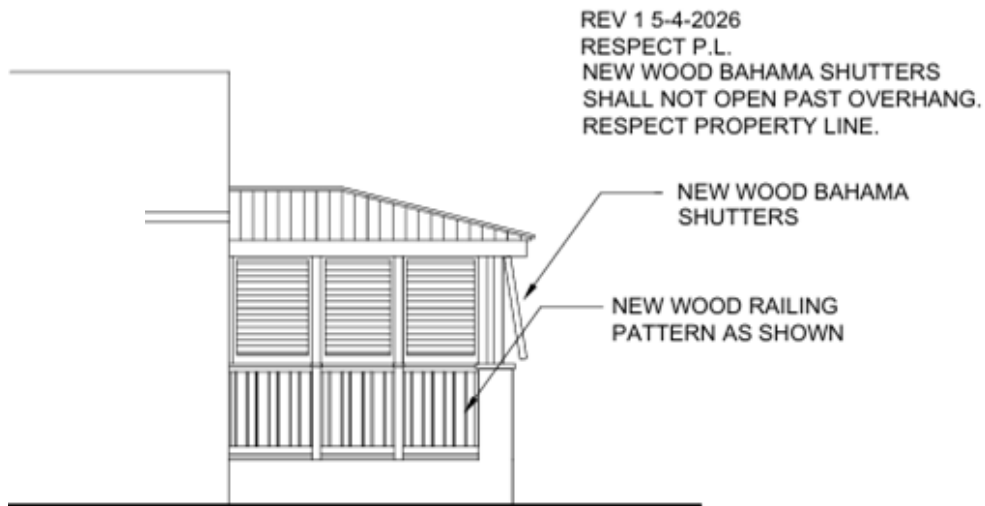
Proposed Front Elevation.



EXISTING RIGHT SIDE ELEVATION

1/4" = 1'-0"

Existing Side Elevation.



PROPOSED LEFT SIDE ELEVATION

1/4" = 1'-0"

Proposed Side Elevation.

Consistency with Cited Guidelines:

Staff finds portions of the proposal to be consistent with the HARC Guidelines, specifically the removal of the non-historic PVC lattice and installation of a new wood railing on the historic porch, which helps restore a more historically appropriate appearance. **Additions & Alterations Guideline 33** states that “returning a building to its original state by the removal of alterations that have obscured, enclosed, or disguised character-defining features is highly advised.”

However, staff has concerns regarding the proposed partial enclosure of the upper half of the porch on the side elevations which include the 4 paneled wood door with transom above and Bahama shutters, **Guideline 1 for Entrances, Porches & Doors** states that “the removal or enclosure of an historic entrance or open front porch or side porch on publicly visible elevations of a contributing building is not appropriate; nor is the use of louvers, glazing, screening or a permanent enclosure of any kind permitted. Additionally, **Guideline 7** states that “porch reconstruction on contributing buildings must duplicate the original entryway and porch and be compatible in design, size, scale, material and color with the historical character of the building.” **Additions & Alterations Guideline 1** states that “additions shall require no or minimal changes to the character defining features of a building and its site,” while **Guideline 2** states that “the removal of historic elements or material or the alteration of a feature that characterizes a building or its site must be avoided.” Also, **Guidelines 3** states that “the construction of transoms or sidelights is allowed if they were an original element of the entrance”. Staff finds the proposed porch enclosure alters the historic open appearance and character defining features of the porch and adds a feature that was not historically present.

Also, **Guideline 5 for Architectural Shutters** states that “non-functional, decorative shutters on elevations visible from any street on contributing buildings are prohibited.” Planning indicated that the proposed Bahama shutters would be acceptable provided they do not extend beyond the property line when opened, due to the close proximity of the porch to the property line.

Since the previous proposal, the fence design has been revised. The previously proposed wood louvers have been replaced with vertical wood slats, making the design consistent with the HARC Fences & Walls Guidelines, which require vertical fencing.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA # C2026-0033	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:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

APPLICANT NAME:

APPLICANT'S ADDRESS:

APPLICANT'S SIGNATURE:

409 Catherine Street Key West	
Rick Matson	PHONE NUMBER 301 330 9300 x 119
409 Catherine Street	EMAIL
Key West	
Carlos Rojas	PHONE NUMBER 305 923 3567
2012 Roosevelt Dr	EMAIL ArchitectW@Hotmail.com
	DATE 4-8-2026

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~~X~~ INVOLVES A HISTORIC STRUCTURE: YES~~X~~ NO___

PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO~~X~~

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL:
replace pvc wall lattice + door with wood railing and bahama shutters. Replace lattice wall with wood horiz. Louvers
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

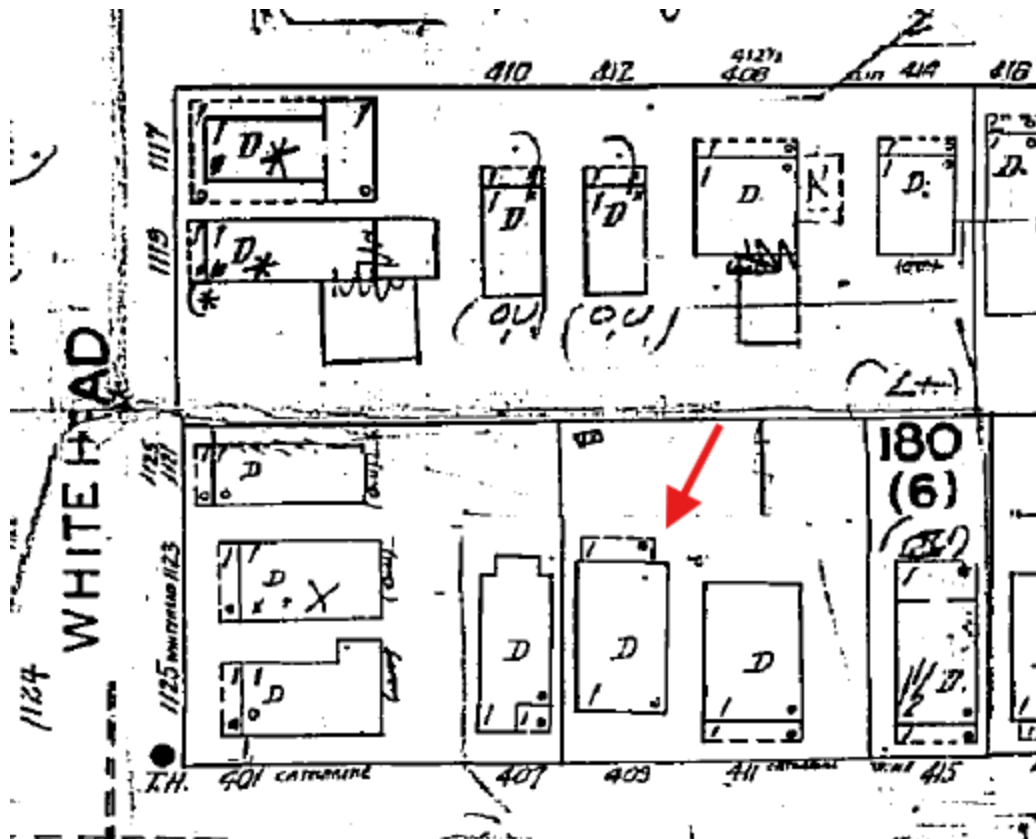
APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES: Replace PVC upper part of fence with Horiz. Slats
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:

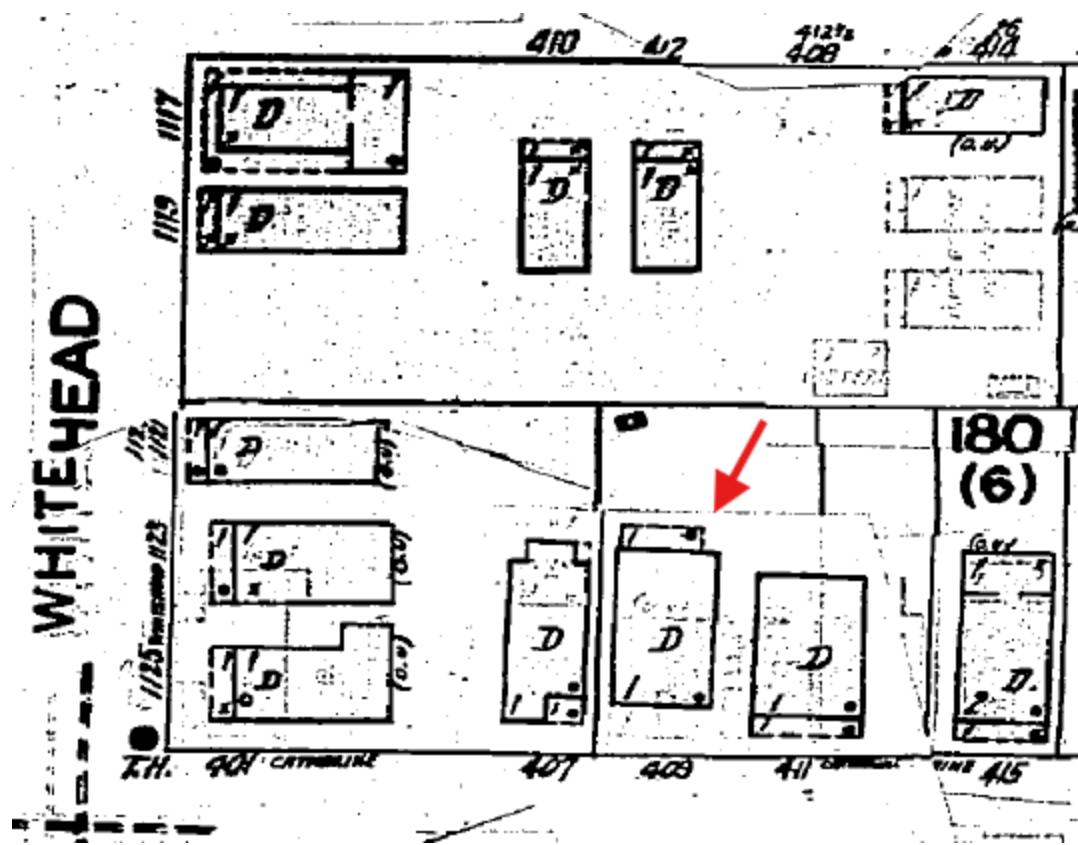
OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
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.

SANBORN MAPS



1962 Sanborn Map



1948 Sanborn Map

PROJECT PHOTOS



CARLOS OCTAVIO ROJAS
ARCHITECT

Captions for photographs
409 Catherine Street
April 8, 2026

1. View of front wall and house from front-right side
2. Front door of house PVC
3. Left side corner of house
4. Front steps.
5. Porch
6. Porch
7. Porch
8. Front door PVC















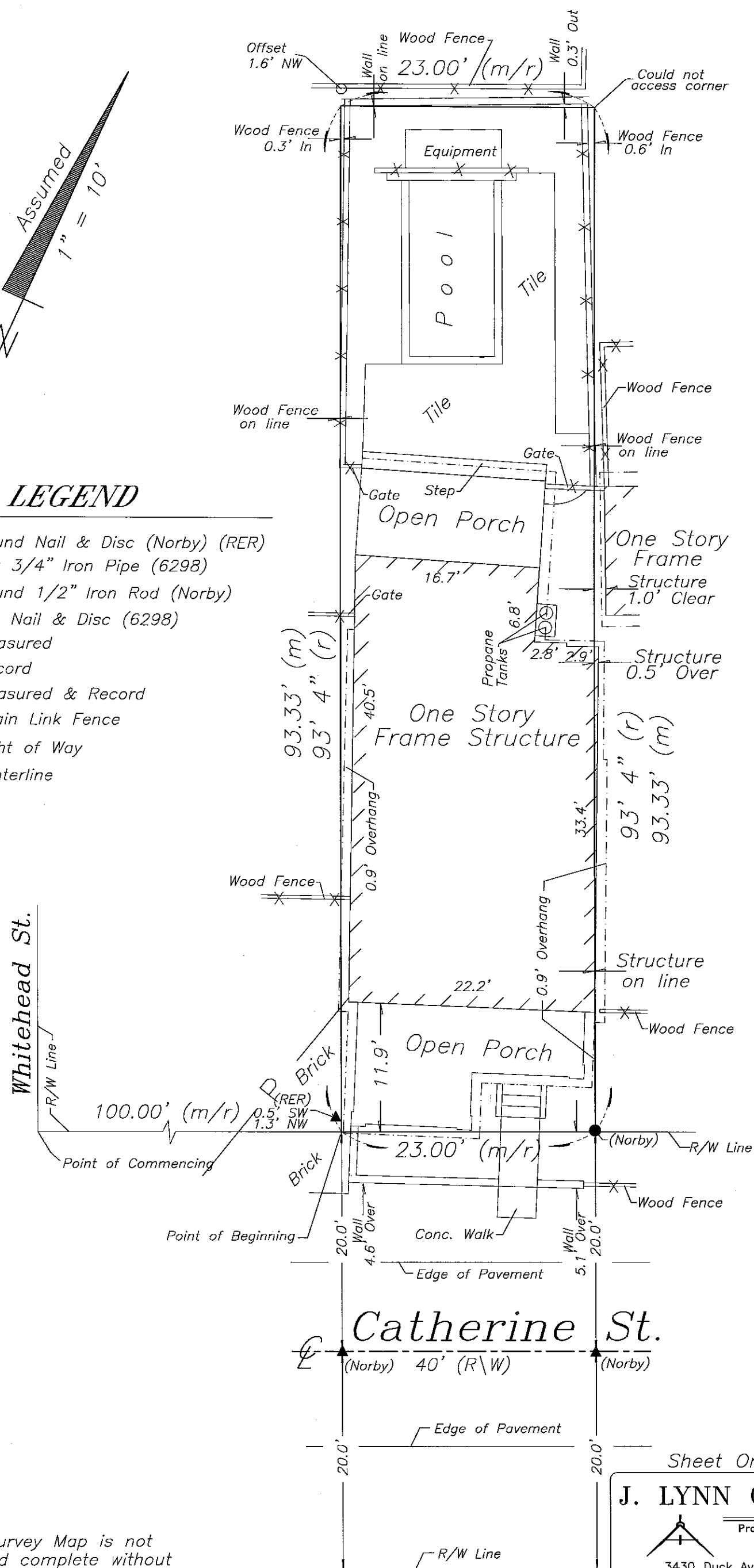
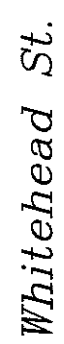


SURVEY

Assumed

1" = 10"

- ▲ Found Nail & Disc (Norby) (RER)
- Set 3/4" Iron Pipe (6298)
- Found 1/2" Iron Rod (Norby)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- CLF Chain Link Fence
- R\W Right of Way
- ℄ Centerline



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

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

Boundary Survey Report of Part of Lot 4, Square 6,
Tract 11, Island of Key West

NOTES:

1. The legal description shown hereon was 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: 409 Catherine St., 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. Date of field work: September 11, 2024
8. North arrow is assumed and based on the legal description.
9. Adjoiners are not furnished.
10. The Survey Report is not full and complete without the attached Survey Map.
11. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West and is Part of Tract Eleven (11) as per map of Whitehead delineated in February, 1829, and is more particularly described as follows:

Part of Lot Four (4), Square Six (6), Tract Eleven (11) as per diagram recorded in Deed Book J, Page 671, Monroe County, Florida Records. Commencing at a point on Catherine Street distant from the corner of Whitehead and Catherine Streets, One Hundred (100) feet and thence runs along said Catherine Street in a Northeasterly direction Twenty-three (23) feet; thence at right angles in a Northwesterly direction Ninety-three (93) feet and four (4) inches; thence at right angles in a Southwesterly direction Twenty-three (23) feet; thence at right angles in a Southeasterly direction Ninety-three (93) feet and Four (4) inches to the Place of Beginning.

BOUNDARY SURVEY FOR: Donald Richard Matson; Tami Koerbel Matson;
Mason McDuffie Mortgage Corporation;
The Smith Law Firm;
Old Republic National Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

September 15, 2024

THIS SURVEY
IS NOT
ASSIGNABLE

Sheet Two of Two Sheets

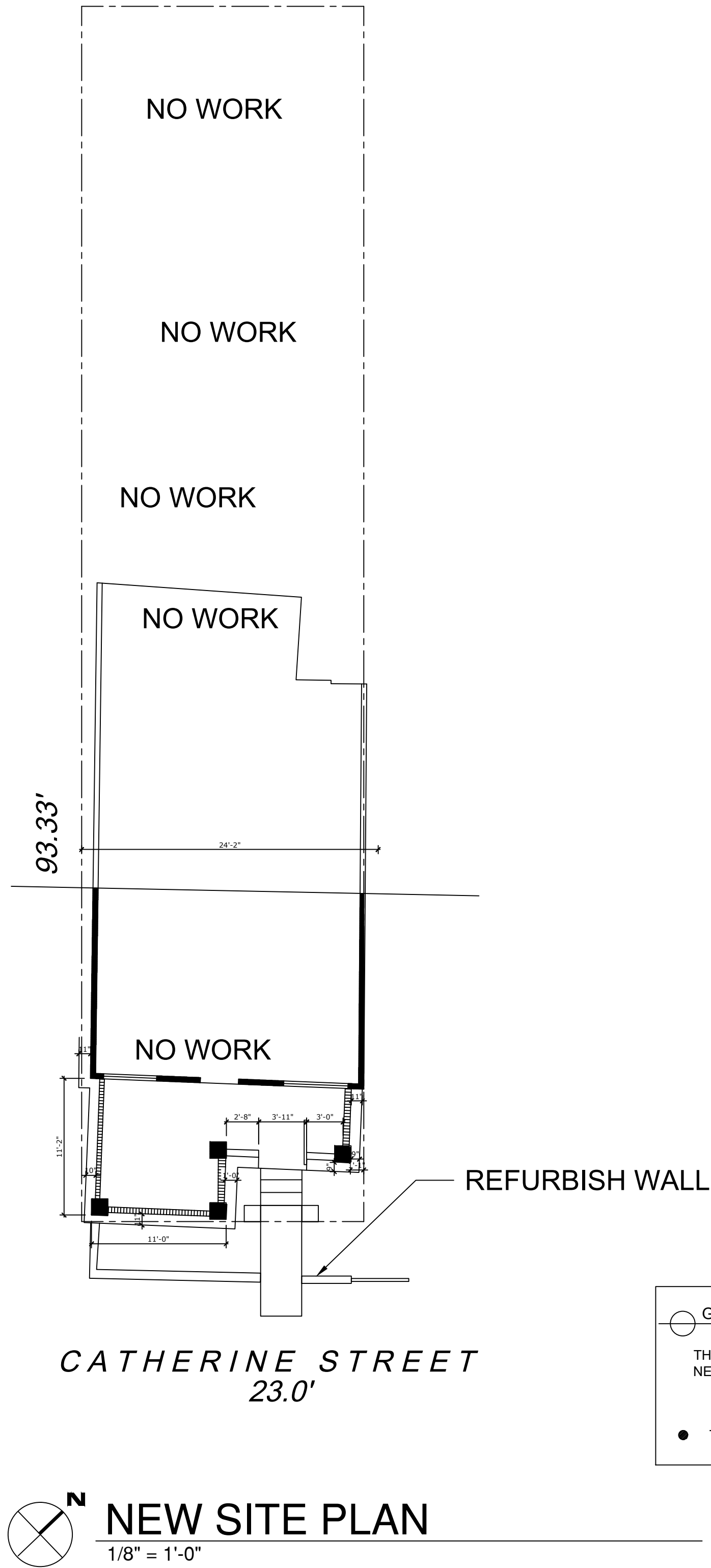
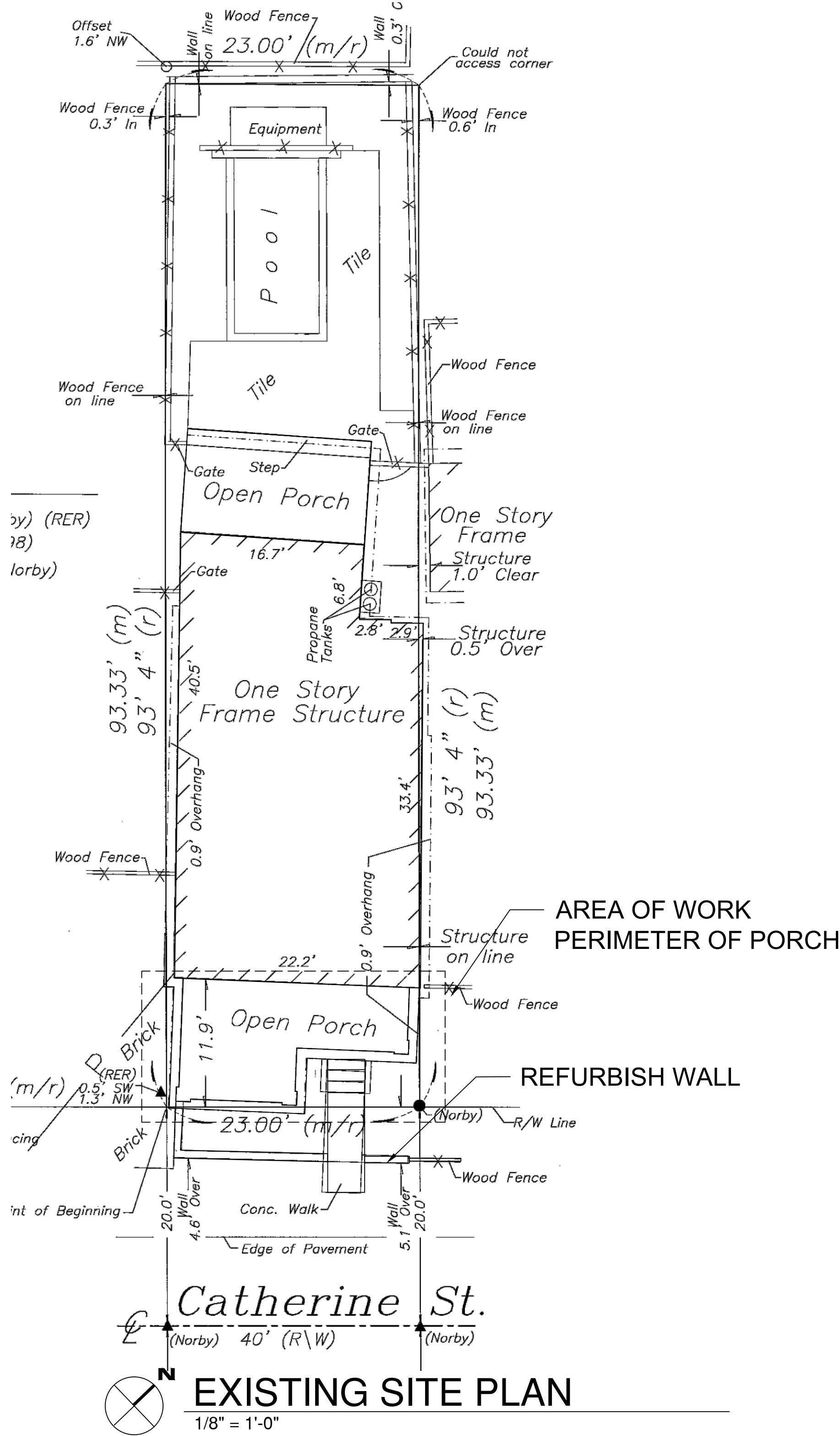
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

PROPOSED DESIGN



○ GENERAL SCOPE OF WORK

THIS PROJECT CONSISTS OF REPLACING PVC LATTICE ENCLOSURE WITH NEW WOOD RAILING, WOOD DOOR, AND WOOD BAHAMA SHUTTERS

● THERE IS NO INCREASE IN FOOTPRINT TO THE SITE

SITE CONDITIONS				
	EXISTING CONDITIONS	ALLOWABLE CONDITIONS	PROPOSED CONDITIONS	COMMENTS
DISTRICT	HMDR	HMDR	HMDR	
LOT SIZE	2146.59 SF	4000 SF MIN	2146.59 SF	EXISTING HARDSHIP
BUILDING AREA	1193 SF	858.6 SF	1193 SF	NO CHANGE IN COMPLIANCE
BUILDING COVERAGE %	55.5%	40%	55.5%	
IMPERVIOUS COVERAGE	1618 SF	1287.9 SF	1618 SF	NO CHANGE IN COMPLIANCE
IMPERVIOUS COVERAGE %	75.3%	60%	75.3%	
BUILDING HEIGHT	16'-6"	30'-0"	16'-6"	IN COMPLIANCE
FRONT SETBACK	-8"	10'-0"	-8"	NO CHANGE IN COMPLIANCE
SIDE SETBACK	-6"	5'-0"	-6"	NO CHANGE IN COMPLIANCE
REAR SETBACK	31'-8"	15'-0"	31'-8"	IN COMPLIANCE
OPEN SPACE	21% / 458 SF	35%	21% / 458 SF	NO CHANGE IN COMPLIANCE

FLORIDA BUILDING CODE 2023
MAXIMUM DESIGN PRESSURES FOR ROOF COMPONENTS AND CLADDING 180 MPH PER R301.2.1.3= 139 Vasd, ZONE C, 30 FOOT ROOF HEIGHT 1.29 MULTIPLIER 7 TO 27 DEGREE PITCH

1 POSITIVE PRESSURES: +65.61
NEGATIVE PRESSURES: -78.63

2 POSITIVE PRESSURES: +66.61
NEGATIVE PRESSURES: -83.34

3 POSITIVE PRESSURES: +96
NEGATIVE PRESSURES: -106

4 POSITIVE PRESSURES: +59.9
NEGATIVE PRESSURES: -64.7

5 POSITIVE PRESSURES: +59.92
NEGATIVE PRESSURES: -67.79

DESIGN DATA:

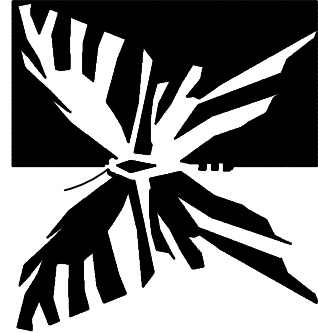
WIND VELOCITY: 180 MPH ASCE 7 - 22
WIND PRESSURE COEFFICIENT(S) BASED ON ASCE 7-22
VELOCITY PRESSURE: 48.1 P.S.F.
WIND IMPORTANCE: 1.0
BUILDING CONDITION: ENCLOSED
EXPOSURE CATEGORY: "C"

SOIL BEARING 2000 PSF (ASSUMED)
COMPACT & TEST ALL FOOTINGS
CONC. @ 28 DAYS 2500 PSI
REINF. STL. - ASTM A615 GR 40
MORTAR TYPE "S"
CONC. MAS. - ASTM 90 OR ASTM C145 (1900 P.S.I. MIN.)
GROUT - 3/8" MIN. AGGREGATE 2,000 PSI
ROOF: LIVE LOAD - 40 PSI
DEAD LOAD - 25 PSI

FLOOR LOADING:
LIVING AREAS-----50 PSF (LIVE LOAD)
DECKS/ENTRIES-----40 PSF (LIVE LOAD)

ALL STRUCTURAL WOOD MEMBERS ARE #2 SOUTHERN YELLOW PINE
LIVE LOADS ARE BASED UTILIZING THE TRIBUTARY AREA METHOD (TABLE 1604.6)

NOTE:
CONTRACTOR TO FIELD VERIFY DIMENSIONS TO EXISTING STRUCTURES & ALL DIMENSIONS CONTAINED IN THESE PLANS.
NOTIFY ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES OCCUR.



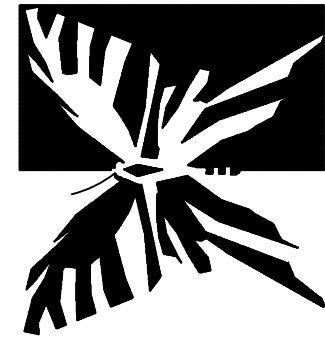
Carlos O. Rojas, Architect
AR 0016754
2012 Roosevelt Drive
Key West, FL 33040
(305) 923-3567
ArchitectKW@hotmail.com

Revisions

Carlos O. Rojas, Architect
409 Catherine Street
Key West, Florida

Project Number
040726
Date
04/07/26
Drawn By
COR

C1



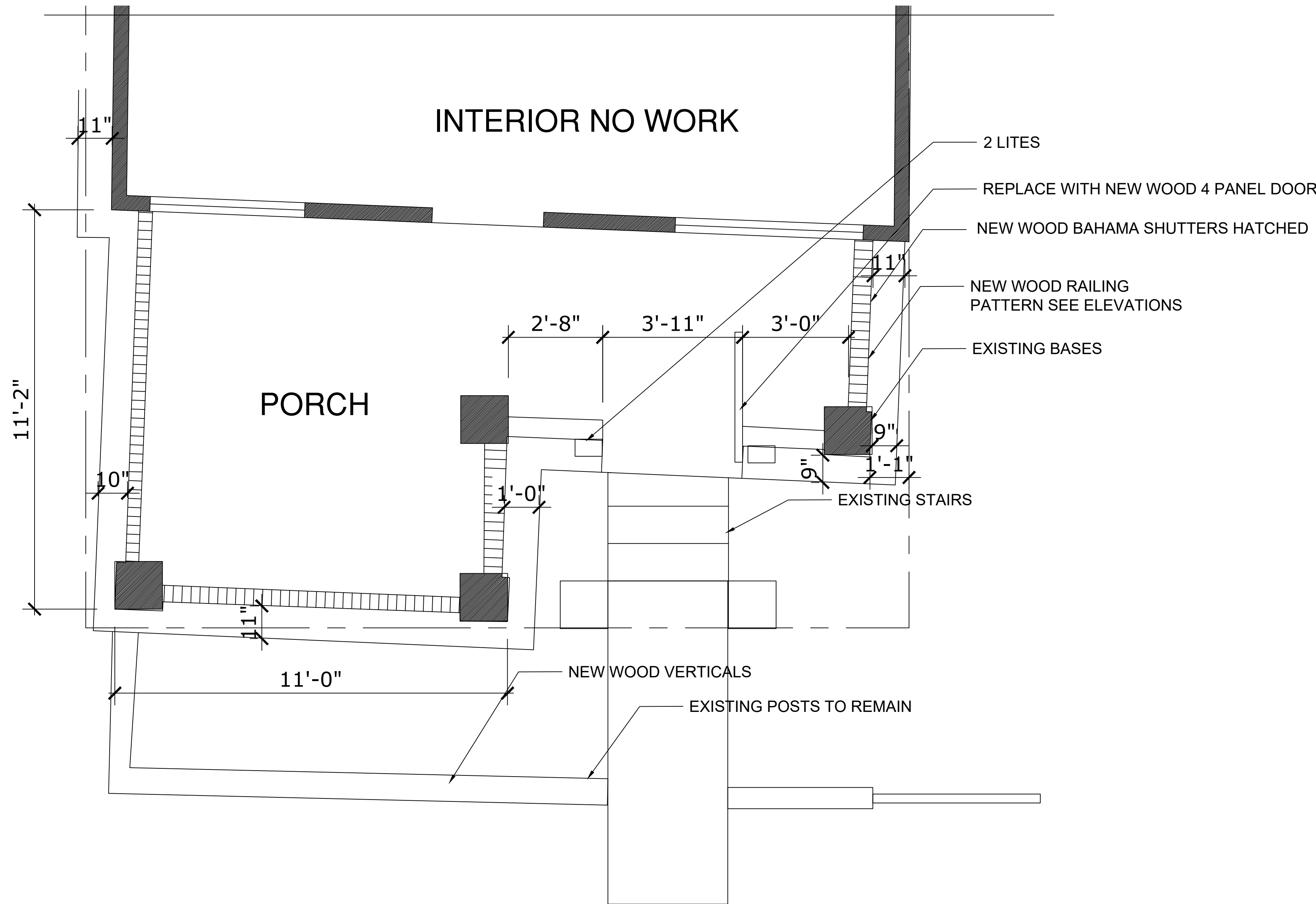
Carlos O. Rojas, Architect
APR 0016754
2012 Roosevelt Drive
Key West, FL 33040
(305) 923-3567
ArchitectKW@hotmail.com

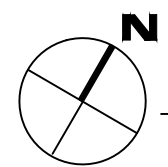
Revisions

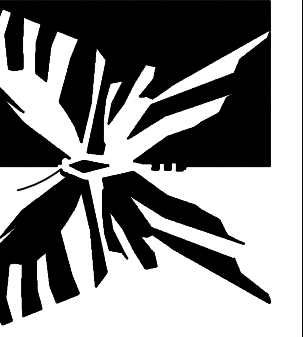
Carlos O. Rojas, Architect
409 Catherine Street
Key West, Florida

Project Number
040726
Date
04/07/26
Drawn By
COR

A1



 **EXISTING / NEW PORCH PLAN**
1/2" = 1'-0" NO CHANGE IN FOOTPRINT



Carlos O. Rojas, Architect
AR 0016754
2012 Roosevelt Drive
Key West, FL 33040
(305) 923-3567
ArchitectKW@Hotmail.com

Revisions

REV 1 5-4-2026
RESPECT P.L.

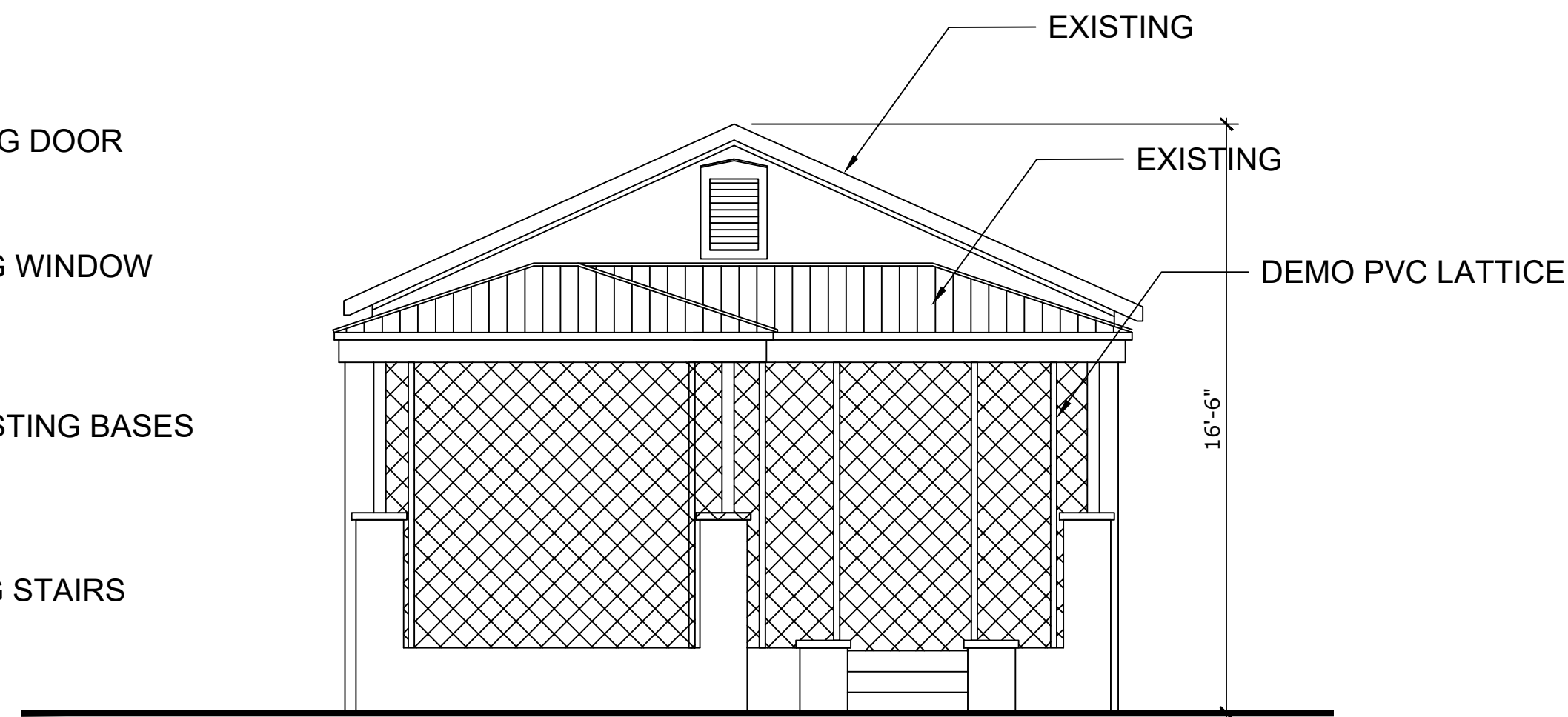
Carlos O. Rojas, Architect
409 Catherine Street
Key West, Florida

Project Number
040726
Date
04/07/26
Drawn By
COR

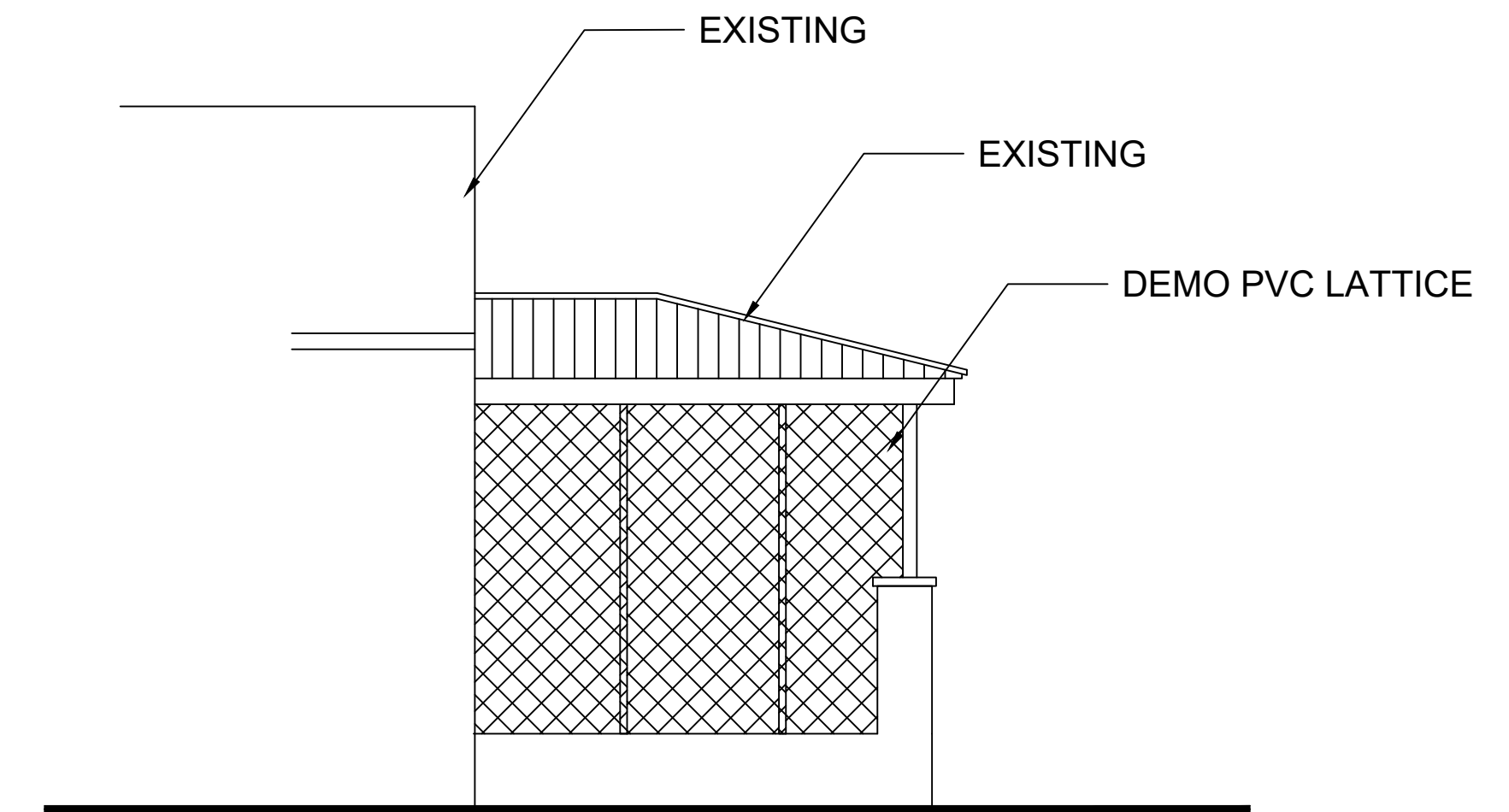
A2



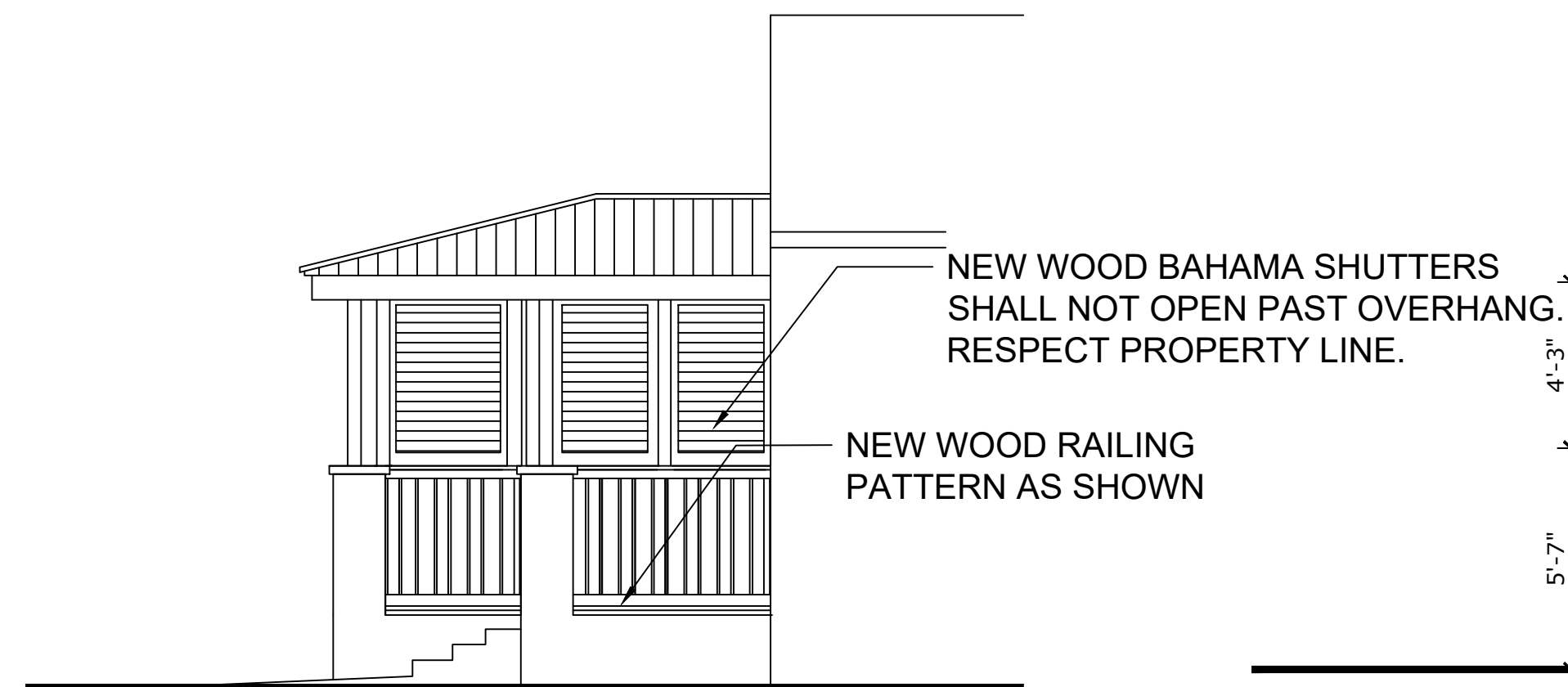
EXISTING FRONT ELEVATION
1/4" = 1'-0"



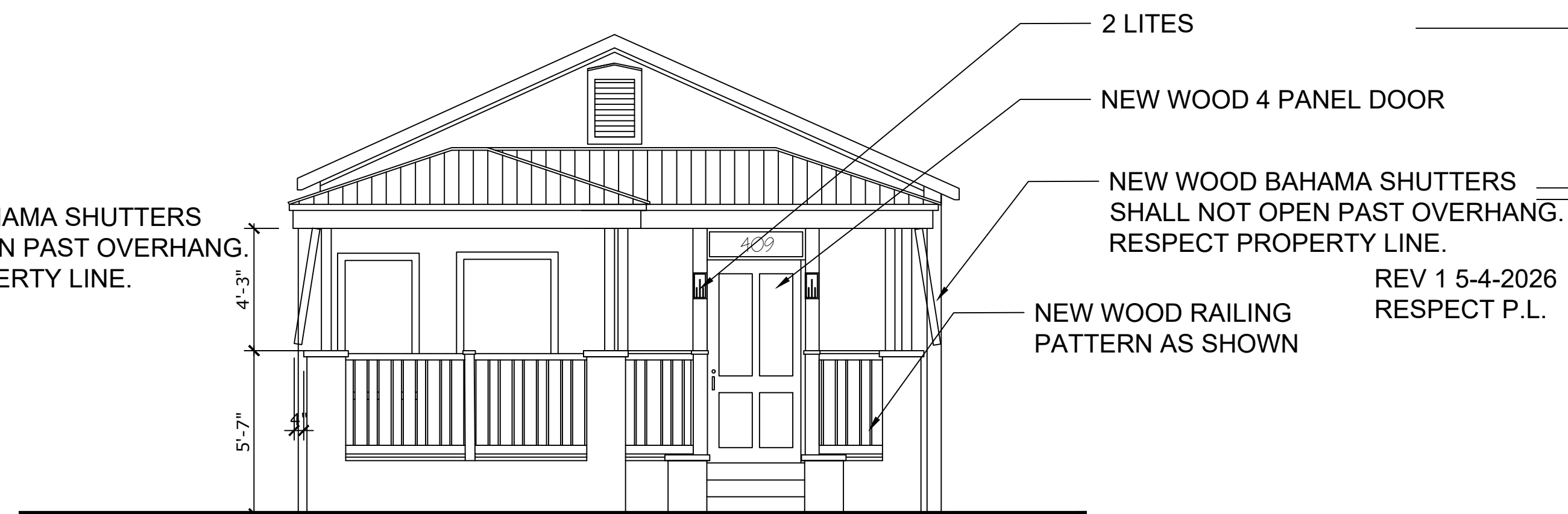
EXISTING FRONT ELEVATION
1/4" = 1'-0"



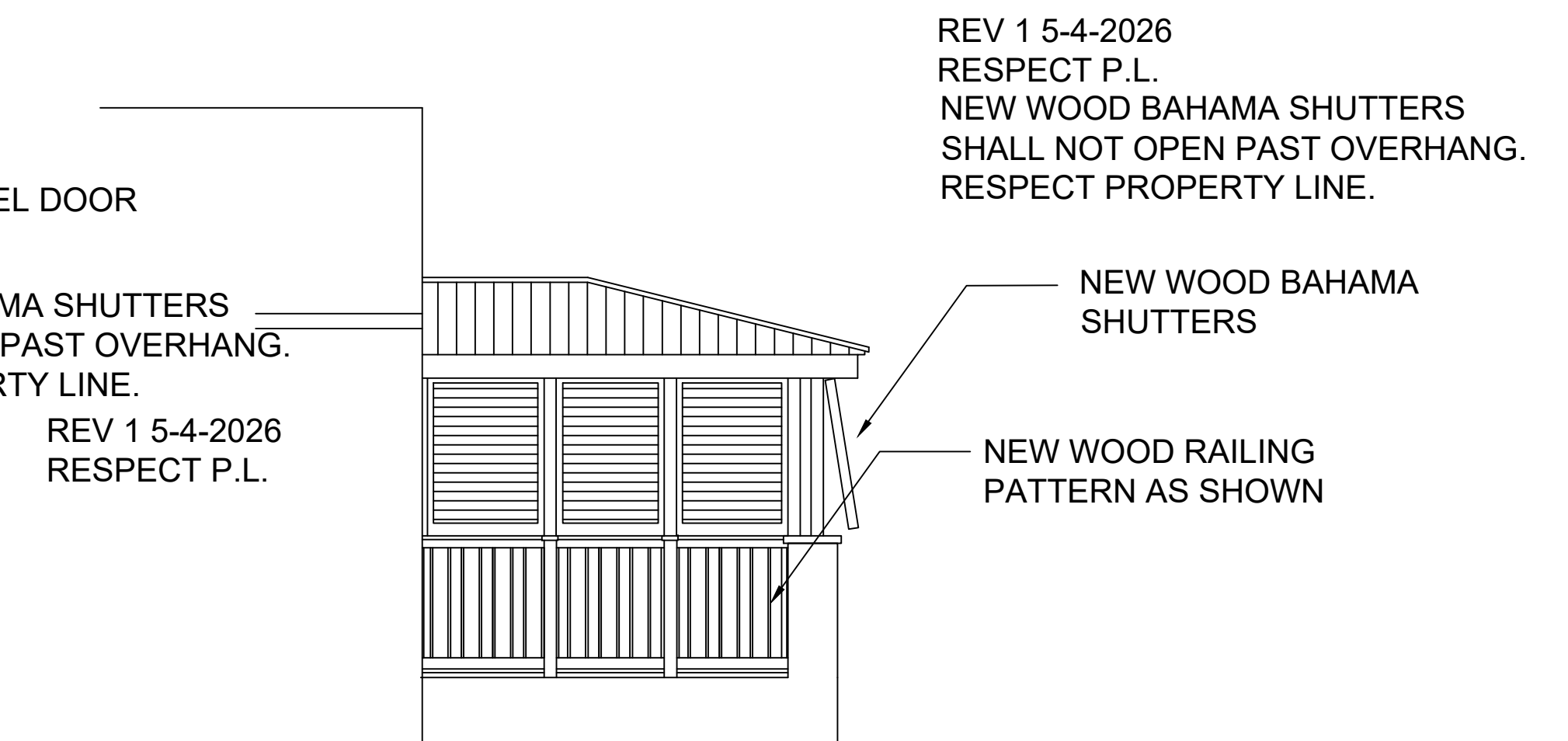
EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"



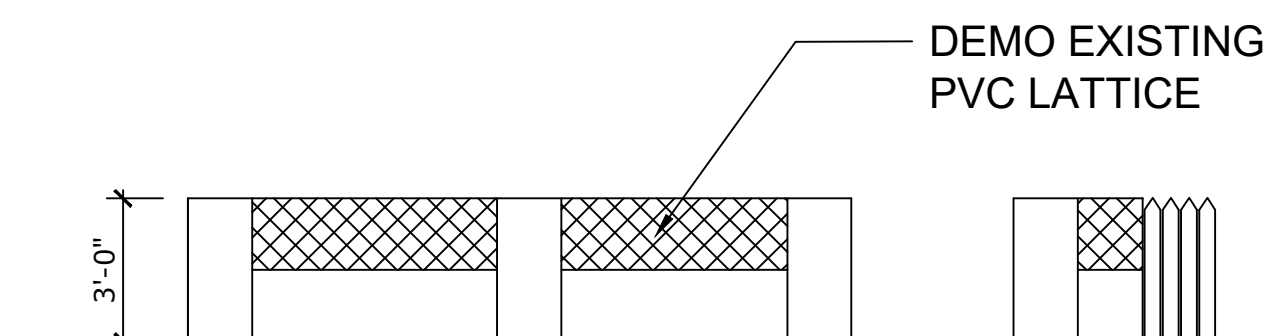
PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



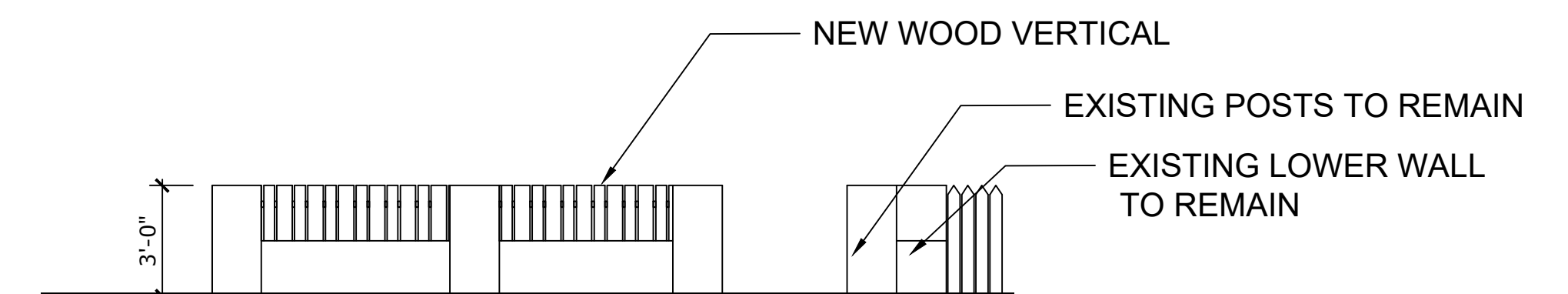
PROPOSED FRONT ELEVATION
1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



EXISTING FRONT WALL
1/4" = 1'-0"



PROPOSED FRONT WALL
1/4" = 1'-0"

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., July 29, 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. NEW BAHAMA SHUTTERS PARTIALLY ENCLOSING EXISTING HISTORIC FRONT PORCH AND NEW LOUVERS ON RENOVATIONS TO FRONT CONCRETE WALL.

#409 CATHERINE STREET

Applicant – Carlos Rojas Application #C2026-0033

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.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Carlos Rojas, 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:

409 Carmine Street on the 21 day of 7, 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 7-29-26, 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 20260033.

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

Signed Name of Affiant:

[Signature]
Date: 7-21-26
Address: 2012 Roosevelt Dr
City: Key West
State, Zip: FL 33040

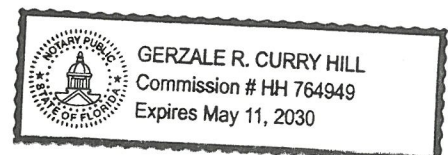
The forgoing instrument was acknowledged before me on this 21 day of August, 2026.

By (Print name of Affiant) Carlos Rojas who is personally known to me or has produced _____ 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: _____





409

Public
Meeting
Notice

Blue mailbox with decorative pattern

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 00028300-000000
Account# 1029076
Property ID 1029076
Millage Group 11KW
Location Address 409 CATHERINE St, KEY WEST
Legal Description KW PT SUB 6 PT LOT 4 SQR 6 TR 11 G12-357 OR577-560 OR892-1398/99 OR937-887 OR2973-858 OR3293-0821
(Note: Not to be used on legal documents.)
Neighborhood 6108
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

MATSON DONALD RICHARD
7 Saunders Point Ln
Annapolis MD 21403
MATSON TAMI KOERBEL
7 Saunders Point Ln
Annapolis MD 21403

Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$170,937	\$234,568	\$215,366	\$217,841
+ Market Misc Value	\$19,704	\$19,127	\$19,816	\$20,506
+ Market Land Value	\$954,173	\$949,518	\$795,920	\$616,721
= Just Market Value	\$1,144,814	\$1,203,213	\$1,031,102	\$855,068
= Total Assessed Value	\$1,144,814	\$1,062,035	\$1,031,102	\$733,656
- School Exempt Value	\$0	(\$25,000)	(\$25,000)	\$0
= School Taxable Value	\$1,144,814	\$1,037,035	\$1,006,102	\$855,068

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$949,518	\$234,568	\$19,127	\$1,203,213	\$1,062,035	\$25,000	\$1,037,035	\$141,178
2023	\$795,920	\$215,366	\$19,816	\$1,031,102	\$1,031,102	\$25,000	\$1,006,102	\$0
2022	\$616,721	\$217,841	\$20,506	\$855,068	\$733,656	\$0	\$855,068	\$0
2021	\$456,141	\$189,623	\$21,196	\$666,960	\$666,960	\$0	\$666,960	\$0
2020	\$452,650	\$193,837	\$20,581	\$667,068	\$667,068	\$0	\$667,068	\$0
2019	\$477,086	\$200,454	\$21,218	\$698,758	\$455,215	\$0	\$698,758	\$0
2018	\$420,069	\$203,200	\$21,326	\$644,595	\$413,832	\$0	\$644,595	\$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
RESIDENTIAL DRY (010D)	2,175.00	Square Foot	0	0

Buildings

Building ID	2194	Exterior Walls	ABOVE AVERAGE WOOD	
Style	1 STORY ELEV FOUNDATION	Year Built	1938	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2012	
Building Name		Foundation	WD CONC PADS	
Gross Sq Ft	1203	Roof Type	GABLE/HIP	
Finished Sq Ft	860	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type	SFT/HD WD	
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE	
Perimeter	126	Bedrooms	2	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	15	Grade	450	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	112	0	0
FLA	FLOOR LIV AREA	860	860	0
OPF	OP PRCH FIN LL	231	0	0
TOTAL		1,203	860	0

Yard Items

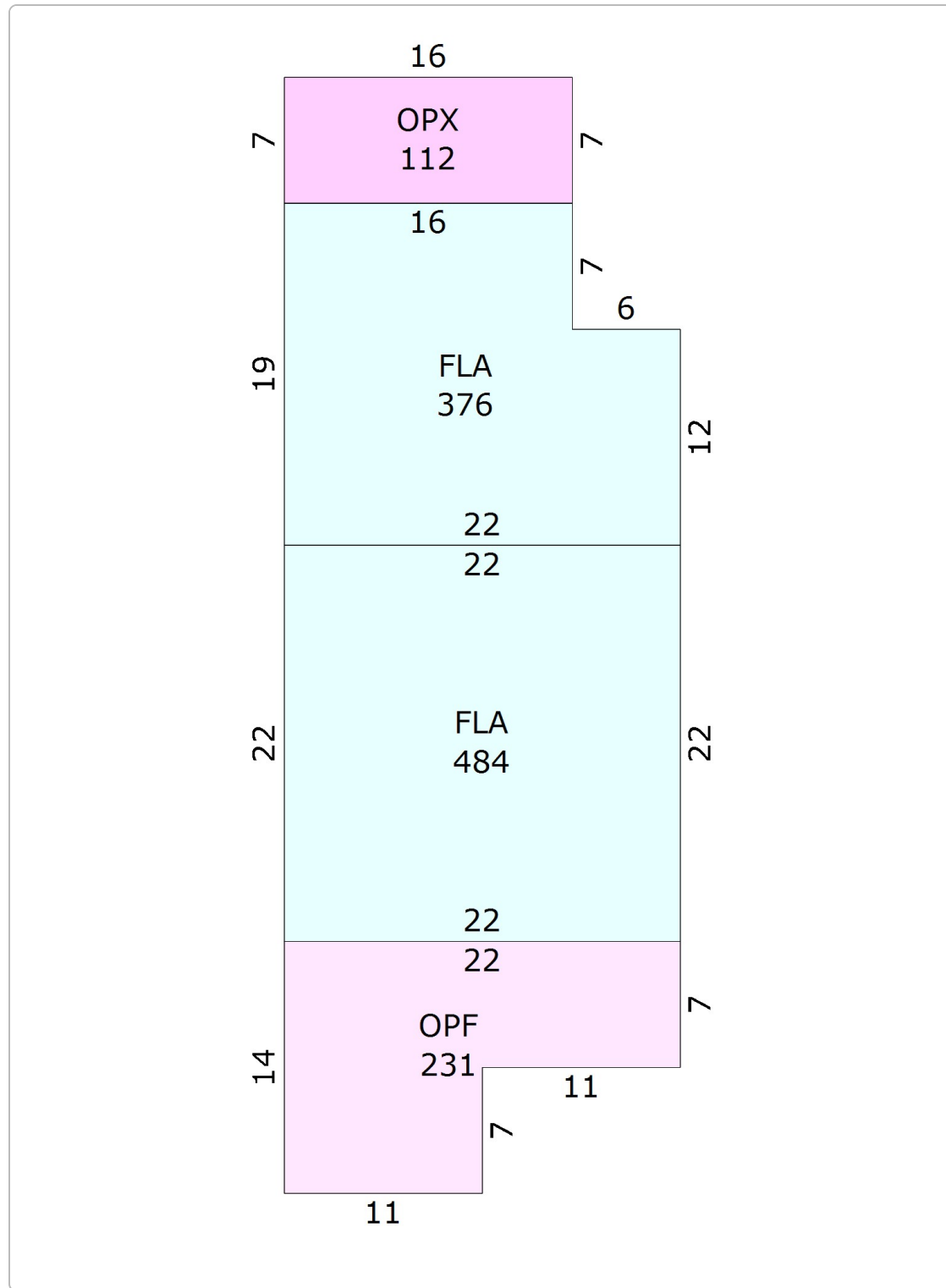
Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1981	1982	0 x 0	1	120 SF	2
RES POOL	2012	2013	8 x 16	1	128 SF	5
WATER FEATURE	2012	2013	0 x 0	1	1 UT	1
CUSTOM PATIO	2012	2013	0 x 0	1	300 SF	2
FENCES	2020	2021	6 x 60	1	360 SF	2

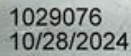
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Grantor	Grantee
9/18/2024	\$915,000	Warranty Deed	2475241	3293	0821	37 - Unqualified		
6/26/2019	\$805,000	Warranty Deed	2227335	2973	858	01 - Qualified		
2/1/1985	\$70,000	Warranty Deed		937	887	Q - Qualified		
9/1/1983	\$50,000	Warranty Deed		892	1398	Q - Qualified		

Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
BLDG2024-0035	01/18/2024	Completed	\$0	Residential	_Replacing two windows on side of house that have rotted out. Noted windows had rotted through to inside bedroom when I returned from trip. I have had them removed and space is boarded up. I will await permit for further work. I , plus my husband and some friends, will be doing the work without compensation. Job value below is my cost for two hurricane windows that meet HARC requirements as purchased by myself from Key West Windows. **NOC Exempt** **HARC Inspection Required** *****Certificate of Appropriateness approved with condition that new windows match the existing fenestration and no enlargement or reduction of frame be done. ET*****
BLDG2023-1496	05/23/2023	Completed	\$8,000	Residential	Emergency replacement with new 20 SEER system.
20-0575	05/06/2020	Completed	\$7,880	Residential	Remove existing fence and gate in backyard. Install new jtockade fencing and posts, approx. 60LF fence to be 6ft tall
11-4522	12/14/2011	Completed	\$3,975		300sf OF TRAVERTINE PAVERS INSTALLED ON EXISTING CONCRETE
11-2968	11/04/2011	Completed	\$18,000		ELIMINATE PORCH ENCLOSURE FROM REAR ELEVATION , ELIMINATE WINDOW & SUBSTITUTE WOODEN LOUVRE WINDOWS SO THAT EAST ELEVATION MATCHES WEST
11-2222	10/11/2011	Completed	\$3,500		MOVE EXISTING TOILET,SHOWER AND LAV IN REAR PART OF HOUSE
11-2968	09/20/2011	Completed	\$18,000		REPLACE REAR ADDITION WITH REQUIRED SETBACK, REPLACE T1-11 WITH HARDIE BOARD LAP SIDING. REPLACE DOORS
11-2968	09/20/2011	Completed	\$18,000	Residential	REPLACE REAR ADDITION WITH REQ SETBACK. REPLACE T1-11 WITH HARDIE BOARD LAP SIDING. REPLACE DOORS
11-2285	08/23/2011	Completed	\$1,125		REVISION INSTALL ELECTRICAL FOR WASHER
11-2863	08/09/2011	Completed	\$2,400		INSTALL SECURITY IN 19 DOORS/WINDOWS,3 SMOKE DETECTORS, 3 CABLE,2 PHONE, 4 AUDIO ZONES
11-2754	08/03/2011	Completed	\$28,000		INSTALL NEW INGROUND POOL 8X16 RECTANGLE WITH TILED WALL,
11-2594	07/25/2011	Completed	\$4,600		REPLACE 8 WINDOWS, PAINT WHITE
11-2209	06/29/2011	Completed	\$5,000		INSTALL 3.5 TON 11 DROPS
11-2222	06/28/2011	Completed	\$3,000		PLUMBING FOR ONE WATER CLOSET ONE LAV, ONE SHOWER
11-2155	06/23/2011	Completed	\$6,484		INSTALL 700sf 7sqrS OF VICTORIAN METAL SHINGLE ROOF SYSTEM ON MAIN ROOF
11-1734	05/24/2011	Completed	\$1,800		FRAME UP INTERIOR STUD WALLS 150sf FRAME UP 2 CLOSETS & SOPHET FOR ALL DUCTWORK 180sf OPEN AND FRAME 3 DOOR WAYS & WALL OPENINGS FOR COUNTER TOP. INSTALL HEADERS AS NEEDED
11-1618	05/16/2011	Completed	\$2,500		DEMO DROP CEILING PANELING AND SOME DRYWALL APPROX 1100sf, REMOVE KITCHEN CABINETS & COUNTER, REMOVE TOILET AND SINK IN 1/2 BATH
07-2445	05/22/2007	Completed	\$2,475	Residential	INSTALL 200SF OF METAL ROOFING ON FON PORCH

View Tax Info[View Taxes for this Parcel](#)**Sketches (click to enlarge)****Photos**



2025 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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 5/20/2026, 11:13:15 PM

Contact Us

Developed by



SCHNEIDER
GEOSPATIAL