



# Application For Easement

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

**Application Fee: \$2,150.00**

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

(\$400 for each additional easement for same parcel)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

### PROPERTY DESCRIPTION:

Site Address: 1406 LEON ST

Zoning District: \_\_\_\_\_ Real Estate (RE) #: 00041610-0000000

Property located within the Historic District?  Yes  No

APPLICANT:  Owner  Authorized Representative

Name: VICKI GORDON

Mailing Address: 646 UNITED ST

City: Key West State: FL Zip: 33040

Home/Mobile Phone: 305-304-1035 Office: 305 293 6657 Fax: \_\_\_\_\_

Email: EYWVICKI@AOL.COM

### PROPERTY OWNER: (if different than above)

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Home/Mobile Phone: \_\_\_\_\_ Office: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Description of requested easement and use: fence + pool equipment

Are there any easements, deed restrictions or other encumbrances attached to the property?  Yes  No

If yes, please describe and attach relevant documents: \_\_\_\_\_

existing easement for above

# Verification



**Deed**

MONROE COUNTY  
OFFICIAL RECORDS

FILE #1084960  
BK#1537 PG#378

This Instrument Prepared by and Return to:

Marci L. Rose, Esq.  
818 White Street  
Key West, Florida 33040

RCD Sep 14 1998 04:29PM  
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 1890.00  
09/14/1998 PP DEP CLK

Property Appraisers Parcel Identification (Folio) Numbers:  
00041610-000000  
Grantee SS #: XXXXXXXXXX

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED, made the 31st day of August, A.D. 1998 by KENNETH R. MAYER, A MARRIED MAN** herein called the grantor, whose post office address is **1023 WEST HIGHWAY 54, FAYETTVILLE, GEORGIA 30214**, to **VICKI L. GORDON, A SINGLE WOMAN** whose post office address is **1020 SOUTH STREET, KEY WEST, FLORIDA 33040**, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in MONROE County, State of Florida, viz:

**On the Island of Key West, and known on Wm. A. Whitehead's map of said Island, delineated in February, A.D. 1829, as part of Tract Nineteen but now better known and described as Lot Nine, Square Six, of Tract Nineteen on a map of said Tract Nineteen made by W.A. Gwynn for the Tropical Building and Investment Company and duly recorded in Plat Book One, Page 34, of the Public Records of Monroe County, Florida.**

**THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR AND NEVER HAS BEEN. Subject to essemments, restrictions and reservations of record and to taxes for the year 1998 and thereafter.**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the grantor hereby covenants with said grantee that the grantor is/are lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1997.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Marci L. Rose  
Signature  
MARCI L. ROSE  
Printed Signature

Kenneth R. Mayer, Attorney in fact  
L.S.  
KENNETH R. MAYER by MICHAEL E. SUMNER,  
HIS ATTORNEY IN FACT

Andrew Harper  
Signature  
ANDREW HARPER  
Printed Signature

STATE OF FLORIDA  
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 31st day of August, 1998 by KENNETH R. MAYER who is personally known to me or has produced Va. ID as identification by Michael E. Sumner, his atty in fact.

SEAL

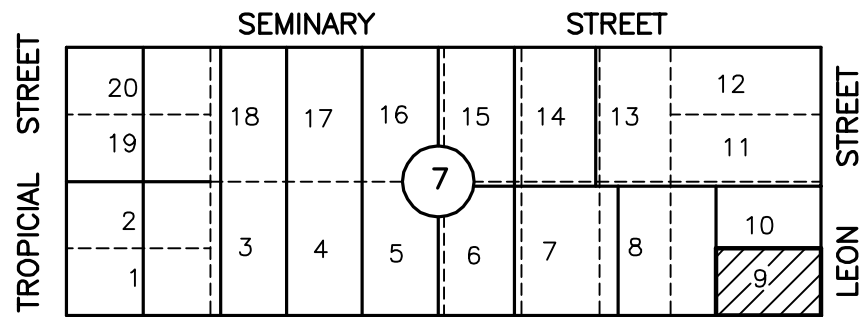
Marci L. Rose  
Notary Signature  
MARCI L. ROSE  
Printed Notary Signature

My Commission Expires:



MARCI L. ROSE  
My Commission OC658078  
Expires May 28, 2000

# Survey



**SOUTH STREET LOCATION MAP**  
Squares 7, Tract 19 Tropical Diagram  
(P.B. 1, pg. 34) City of Key West

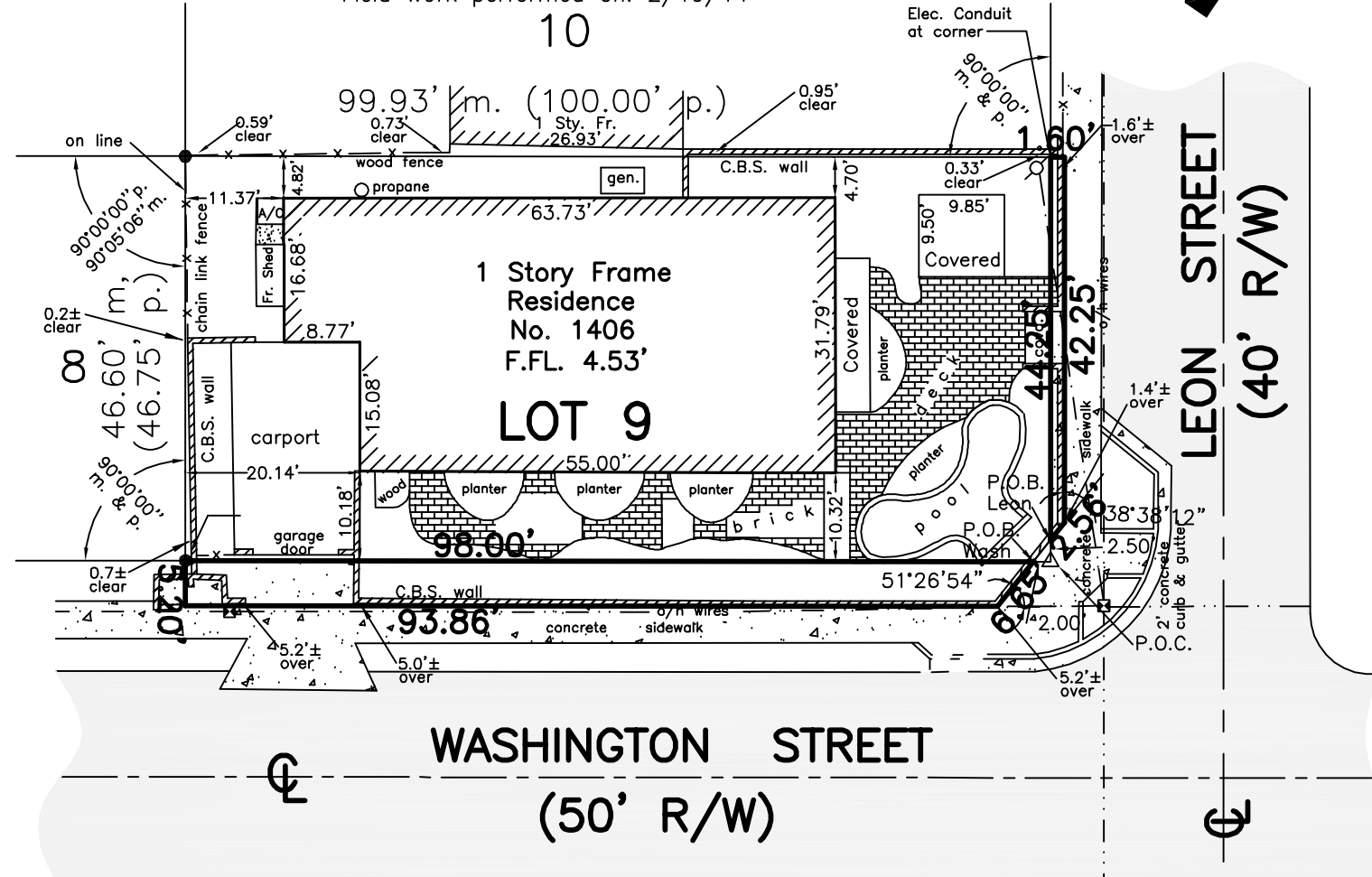


**Abbreviations:**

- Sty. = Story
- R/W = Right-of-Way
- p. = Found
- fd. = Plat
- d. = Measured
- m. = Deed
- O.R. = Official Records
- N.T.S. = Not to Scale
- ☉ = Centerline
- Elev. = Elevation

- B.M. = Bench Mark
- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning
- P.B. = Plat Book
- pg. = page
- o/h = Overhead
- F.F.L. = Finish Floor Elevation
- ☒ = Concrete Utility Pole
- ☉ = Wood utility Pole
- conc. = concrete
- I.P. = Iron Pipe
- I.B. = Iron Bar
- C.B. = Concrete Block
- C.B.S. = Concrete Block Stucco
- cov'd. = Covered
- w.m. = Water Meter
- Bal. = Balcony
- Pl. = Planter
- A/C = Air Conditioner

Field Work performed on: 2/19/14



**LEGAL DESCRIPTION: Washington Street Easement:**

A portion of Washington Street, being Southeasterly of and adjacent to Lot 9 of Square 6 of Track 19 "Tropical Building And Investment Company" according to the Plat thereof as recorded in Plat Book 1 Page 34 of the Public Records of Monroe County, Florida, and being more particularly described as follows:  
Commence at the intersection of the Northwestern Right-of-Way Line of Washington Street and the Southwestern Right-of-Way Line of Leon Street (said point also being the Southeast corner of said Lot 9); thence in a Southwesterly direction along the said Northwestern Right-of-Way Line of Washington Street for a distance of 2.00 feet to the Point of Beginning; thence continue in a Southwesterly direction along the said Northwestern Right-of-Way Line of Washington Street (also being the Southeasterly property line of said Lot 9 for a distance of 98.00 feet; thence at a right angle and in a Southeasterly direction for a distance of 5.20 feet; thence at a right angle and in a Northeasterly direction and parallel with the said Northwestern Right-of-Way Line of Washington Street for a distance of 93.86 feet; thence at a deflection angle of 51°26.54" to the left and in a Northerly direction for a distance of 6.65 feet to the Point of Beginning. Containing 498.84 square feet, more or less.

**LEGAL DESCRIPTION: Leon Street Easement:**

A portion of Leon Street, being Northeasterly of and adjacent to Lot 9 of Square 6 of Track 19 "Tropical Building And Investment Company" according to the Plat thereof as recorded in Plat Book 1 Page 34 of the Public Records of Monroe County, Florida, and being more particularly described as follows:  
Commence at the intersection of the Northwestern Right-of-Way Line of Washington Street and the Southwestern Right-of-Way Line of Leon Street (said point also being the Southeast corner of said Lot 9); thence in a Northwesterly direction along the said Southwestern Right-of-Way Line of Leon Street for a distance of 2.50 feet to the Point of Beginning; thence continue in a Northwesterly direction along the said Southwestern Right-of-Way Line of Leon Street (also being the Northeasterly property line of said Lot 9 for a distance of 44.25 feet; thence at a right angle and in a Northeasterly direction for a distance of 1.60 feet; thence at a right angle and in a Southeasterly direction and parallel with the said Southwestern Right-of-Way Line of Leon Street for a distance of 42.25 feet; thence at a deflection angle of 38°38'12" to the right and in a Southerly direction for a distance of 2.65 feet to the Point of Beginning. Containing 69.16 square feet, more or less.

**MONUMENTATION:**

- ☉ = Set 1/2" Iron Pipe, P.L.S. No. 2749
- ▲ = Set P.K. Nail, P.L.S. No. 2749
- △ = Found P.K. Nail
- △ = Found Drill Hole

**SURVEYOR'S NOTES:**

North arrow based on plat  
Reference Bearing: R/W line Washington Street  
3.4 detnotes existng elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: Basic Elevation: 12.34

**CERTIFICATION:**

I HEREBY CERTIFY that the attached **Specific Purpose Survey** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT  
Professional Land Surveyor & Mapper No. 2749  
Professional Engineer No. 36810  
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Vicki Gordon 1406 Leon Street, Key West, Fl. 33040			
Specific Purpose Survey			Dwg. No. 14-330
Scale 1" = 20'	Ref. 138-5 file	Flood Panel No. 1509 K	Dwn. By F.H.H.
Date: 8/25/98		Flood Zone AE	Flood Elev. 7'
REVISIONS AND/OR ADDITIONS			
3/7/01: Updated, pool, planters, cov'd structure, cert.			
2/21/14: Updated, wall, carport, owner, certs.			
7/31/14: Easements			
File:fred\dwg\keywest\block177\1406leon			

**ISLAND SURVEYING INC.**  
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
Suite 201  
Key West, Fl. 33040

(305) 293-0466  
Fax: (305) 293-0237  
fhldeb1@bellsouth.net  
L.B. No. 7700

# **Site Photos**







2014/08/07 13:06



© 2014 Google

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Google earth

Google earth

feet  
meters





# **Prior Approvals**

RESOLUTION NO. 99-60

VARIANCE: 1406 LEON STREET

A RESOLUTION OF THE KEY WEST BOARD OF ADJUSTMENT GRANTING A VARIANCE TO SETBACK, FENCE HEIGHT, ACCESSORY USE, AND STRUCTURE REGULATIONS FOR PROPERTY IN THE SF, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT, UNDER THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF KEY WEST, FLORIDA, PERMITTING A VARIANCE TO: THE SETBACK REQUIREMENTS BETWEEN SWIMMING POOLS AND THE PRINCIPAL STRUCTURE OF 3 FEET, FROM THE 5 FEET REQUIRED TO THE 2 FEET PROPOSED; THE SETBACK REQUIREMENTS BETWEEN SWIMMING POOLS AND THE PROPERTY LINE OF 4.5 FEET, FROM THE 5 FEET REQUIRED TO THE .5 FEET PROPOSED; THE ACCESSORY USES AND STRUCTURES REGULATIONS TO ALLOW THE CONSTRUCTION OF A SWIMMING POOL AND GAZEBO IN THE FRONT YARD OF A RESIDENCE; TO THE SETBACK REQUIREMENTS OF AN ACCESSORY STRUCTURE OF 3 FEET, FROM THE 5 FEET REQUIRED TO THE 2 FEET PROPOSED; AND TO FENCE AND WALL HEIGHT REQUIREMENTS OVER THE EXISTING LEON STREET ENTRYWAY OF 2 FEET, FROM THE REQUIRED MAXIMUM OF 6 FEET TO THE PROPOSED 8 FEET; PROVIDING CONDITIONS. THE PURPOSE OF THE REQUEST IS TO ALLOW THE CONSTRUCTION OF A SWIMMING POOL, GAZEBO, AND POOL EQUIPMENT STRUCTURE ON PROPERTY LOCATED AT 1406 LEON STREET (RE# 041610).

REAL ESTATE PARCEL #041610, ALSO KNOWN AS 1406 LEON STREET, KEY WEST, MONROE COUNTY, FLORIDA

WHEREAS, special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, buildings or structures in the subject district; and

**WHEREAS,** literal interpretation of the provisions of the Zoning Ordinance of the City of Key West would deprive the owner of the subject property of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Ordinance.

**WHEREAS,** the special conditions and circumstances do not result from the actions of the applicant.

**WHEREAS,** the granting of the variance requested will not confer on the applicant any special privilege that is denied by the ordinance to other land, structures or buildings in the same district.

**WHEREAS,** the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

**WHEREAS,** the granting of the variance will be in harmony with the general purpose and intent of the zoning provisions, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; now therefore,

BE IT RESOLVED by the Board of Adjustment of the City of Key West, Florida:

Section 1. That a variance to setback and other regulations for property in the SF, Single Family Residential Zoning District, under the Land Development Regulations of the City of Key West, Florida, is hereby granted as follows: THE SETBACK REQUIREMENTS BETWEEN SWIMMING POOLS AND THE PRINCIPAL STRUCTURE OF 3 FEET, FROM THE 5 FEET REQUIRED TO THE 2 FEET PROPOSED; THE SETBACK REQUIREMENTS BETWEEN SWIMMING POOLS AND THE PROPERTY LINE OF 4.5 FEET, FROM THE 5 FEET REQUIRED TO THE .5 FEET PROPOSED; THE ACCESSORY USES AND STRUCTURES REGULATIONS TO ALLOW THE CONSTRUCTION OF A SWIMMING POOL AND GAZEBO IN THE FRONT YARD OF A RESIDENCE; TO THE SETBACK REQUIREMENTS OF AN ACCESSORY STRUCTURE OF 3 FEET, FROM THE 5 FEET REQUIRED TO THE 2 FEET PROPOSED; AND TO FENCE AND WALL HEIGHT REQUIREMENTS OVER THE EXISTING LEON STREET ENTRYWAY OF 2 FEET, FROM THE REQUIRED MAXIMUM OF 6 FEET TO THE PROPOSED 8 FEET; PROVIDING CONDITIONS. THE PURPOSE OF THE REQUEST IS TO ALLOW THE CONSTRUCTION OF A SWIMMING POOL, GAZEBO, AND POOL EQUIPMENT STRUCTURE ON PROPERTY LOCATED AT 1406 LEON STREET (RE# 041610).

REAL ESTATE PARCEL #041610, ALSO KNOWN AS 1406 LEON STREET, KEY WEST, MONROE COUNTY, FLORIDA



**Section 2.** It is an essential condition of this variance that full, complete, and final application for all permits required for any new construction for any use and occupancy for which this variance is wholly or partly necessary, whether or not such construction is suggested or proposed in the documents presented in support of this variance, shall be submitted in its entirety within 12 months after the date hereof. It is an essential condition of this variance that no application or reapplication for new construction for which the variance is wholly or partly necessary shall be made after expiration of said 12-month period.

**Section 3.** Failure to submit full and complete application for permits for new construction for which this variance is wholly or partly necessary, or failure to complete new construction for use and occupancy pursuant to this variance in accordance with the terms of a City building permit issued upon timely application as described in Section 2 hereof, shall immediately operate to terminate this variance, which variance shall be of no force or effect.

**Section 4.** This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

Section 5. That the attached Contract executed by the applicant shall constitute and include conditions to the approval.

Section 6. This Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Read and passed on first reading at a regular meeting held this 3rd day of February, 1999.

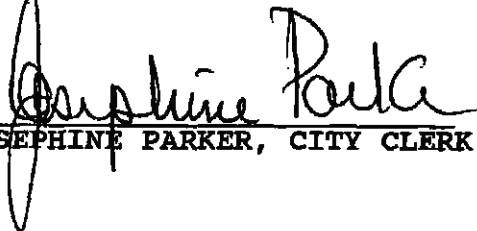
Authenticated by the presiding officer and Clerk of the Board on 4th day of February, 1999.

Filed with the Clerk on February 4, 1999.



SHEILA K. MULLINS, CHAIRMAN  
BOARD OF ADJUSTMENT

ATTEST:

  
JOSEPHINE PARKER, CITY CLERK

A:\1406LEON.WPD

RESOLUTION NO. 99-122

EASEMENT: 1406 LEON STREET

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, APPROVING AND AUTHORIZING EXECUTION OF THE ATTACHED AGREEMENT FOR EASEMENT AT 1406 LEON STREET, KEY WEST, FLORIDA, BETWEEN THE CITY OF KEY WEST AND VICKI L. GORDON; PROVIDING FOR AN EFFECTIVE DATE

BE IT RESOLVED by the City Commission of the City of Key West, Florida:

Section 1: That the attached Agreement for Easement at 1406 Leon Street, Key West, Florida, between the City of Key West and Vicki L. Gordon is hereby approved; provided, however, that it is conditioned upon the Grantee paying an annual rental for the easement property, a rental amount to be determined in an ordinance pertaining to all City easements and enacted by the City Commission prior to the end of the current fiscal year. In the event the Grantee determines that the rental amount is unacceptable, Grantee may terminate the easement.

Section 2: The City Manager is authorized to execute the Agreement for Easement on behalf of the City of Key West, and the City Clerk is authorized to attest to his signature and affix the Seal of the City thereto.

Section 3: This Resolution shall go into effect

99.122

immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 6TH day of APRIL, 1999.

Authenticated by the presiding officer and Clerk of the Commission on JULY 9, 1999.

Filed with the Clerk JULY 9, 1999.

  
SHEILA K. MULLINS, MAYOR

ATTEST:

  
CHERYL SMITH, CITY CLERK

EASEMENT AGREEMENT

THIS AGREEMENT is made this 9<sup>th</sup> day of July, 1999, between the City of Key West, Florida (hereinafter Grantor) and Vicki L. Gordon (hereinafter Grantee).

RECITALS

Grantee is owner of the property known as 1406 Leon Street, Key West, Florida, including a cement wall which encroaches Grantor's Leon Street and Washington Street rights-of-way. More specifically, Grantee requests an easement for a length of 37.65 feet and a width varying between 1.81 feet to the north and 1.38 feet to the south along Leon Street and 90 feet in length and 5.14 feet in width along the south side of the property along Washington Street. This encroachment is reflected in the survey by Frederick H. Hildebrandt dated August 25, 1998 (copy attached hereto). The parties agree that this encroachment has existed for some years. This encroachment impedes the marketability of title to the properties.

I. CONVEYANCE OF EASEMENTS

The Grantor hereby agrees to grant and convey to Grantee for the structural life of the encroachment, an easement for a length of 37.65 feet from the northwest corner of the property and a width varying between 1.81 feet to the north and 1.38 feet to the south along Leon Street and 90 feet in length from the southwest corner of the property and 5.14 feet in width along the south side of the property along Washington Street. This easement is reflected in

the attached drawing, dated April 6, 1999, by City Planner Ty Symroski. This easement shall pertain to the cement wall encroachment located within the easement description only, and as it may be legally heightened or connected, and not to any other encroachments. As a condition of this easement, Grantee agrees that no new structures, uses or trees shall be placed in the easement area. Grantee further agrees as a condition of easement immediately to remove the existing wall encroachments not conveyed within the description of this easement. Finally, Grantee agrees that if the existing wall structure is ever taken down or becomes in need of replacement or substantial renovation (in excess of fifty percent of either its value or dimensions), it will have to be removed and shall not be rebuilt.

## II. CONSIDERATION

Grantee agrees to pay to Grantor the sum of \$ 300.00, together with all sums and fees for city sewer and city garbage if unpaid; to otherwise promptly bring the property and all uses thereof into full compliance with all city and state laws and regulations, if it is not now in full compliance. Grantee further agrees to pay Grantor an annual rental fee for these easement in the total amount of \$400.00, payable annually on the anniversary date of the execution of this Easement Agreement to the City of Key West. Failure to pay such rental shall constitute grounds for the Grantor to terminate the easement.

### III. EASEMENT TERMINATION

Grantee agrees that any enlargement of the presently existing easement referenced herein or any violation of the conditions of this easement agreement shall operate to terminate the easement granted hereby, and that Grantor shall thereupon have the right to require Grantee to fully and entirely vacate the easement on the Leon Street and Washington Street rights-of-way through demolition or structural alteration of the structure.

Grantee agrees that in the event the structure encroaching Leon Street and Washington Street is removed or substantially destroyed, the easement shall terminate, and any new structure shall be built entirely on land owned by the Grantee, or her assigns, and shall not encroach on Grantor's right-of-way.

Additionally, Grantee recognizes and agrees that Grantor may reclaim or retake its property without process upon a determination of necessity to protect the health, safety or welfare of the City's residents.

Notwithstanding the fact that the easement may terminate at some future date, it is a covenant that runs with the land, and shall be binding on and shall inure to the benefit of the parties hereto, their heirs, successors or assigns.

IN WITNESS WHEREOF, the parties have executed the Easement Agreement on the date above written.

ATTEST:

Cheryl Smith  
CITY CLERK

CITY OF KEY WEST

Julio Avel  
JULIO AVAEL, CITY MANAGER

STATE OF FLORIDA )  
COUNTY OF MONROE )

The foregoing instrument was acknowledged before me this 9th day of July, 1999 by JULIO AVAEL of the City of Key West on behalf of the City who is personally known to me or who has produced \_\_\_\_\_ as identification.

Caroline Principe  
Notary Public

My commission expires: \_\_\_\_\_



Caroline Principe  
MY COMMISSION # CC822645 EXPIRES  
March 31, 2003  
BONDED THRU TROY FAIR INSURANCE, INC.

GRANTEE

\_\_\_\_\_  
Vicki L. Gordon

STATE OF FLORIDA )  
COUNTY OF MONROE )

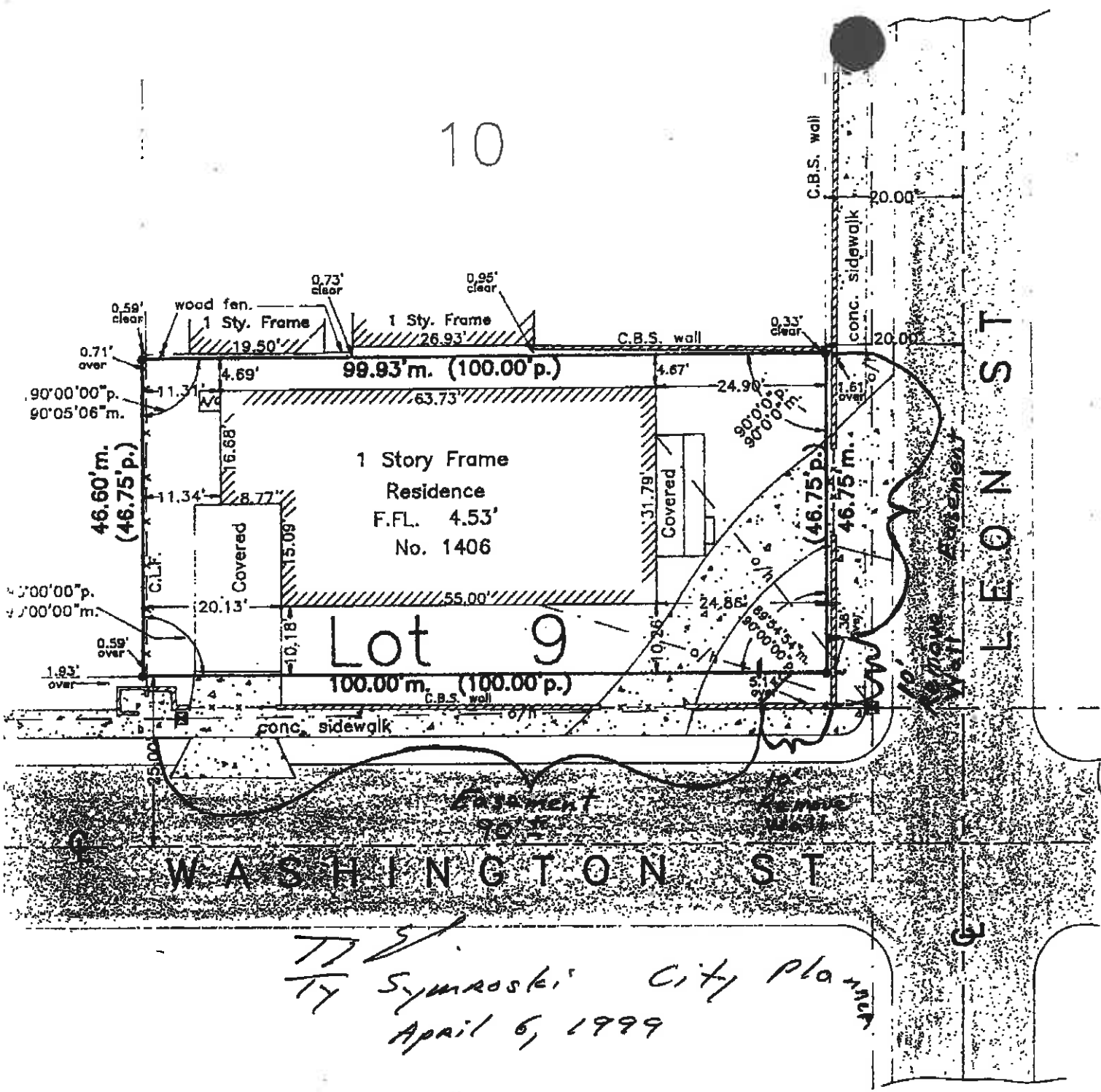
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1999 by VICKI L. GORDON who is personally known to me or who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_



10



*TS*  
*TS Symroski City Planner*  
*April 6, 1999*

Block 177

Vicki Gordon 1406 Leon Street, Key West, Florida 33040			
BOUNDARY SURVEY			Dwn No.:
Scale: 1"=20'	Ref. 138-5	Flood panel No. 1716 H	Dwn. By: F.H.H.
Date: 8/25/98		Flood Zone: AE	Flood Elev. 6'
REVISIONS AND/OR ADDITIONS			
d/key west/block177			

**FREDERICK H. HILDEBRANDT**  
**ENGINEER PLANNER SURVEYOR**

3150 Northside Drive  
 Suite 101  
 Key West, Fl. 33040  
 (305) 293-0466  
 Fax. (305) 293-0237

# **Property Appraiser Information**



**Scott P. Russell, CFA**  
**Property Appraiser**  
**Monroe County, Florida**

Key West (305) 292-3420  
Marathon (305) 289-2550  
Plantation Key (305) 852-7130

## Property Record Card -

**Maps are now launching the new map application version**

Website tested on IE8,  
IE9, & Firefox.  
Requires Adobe Flash  
10.3 or higher

**Alternate Key: 1042277 Parcel ID: 00041610-000000**

### Ownership Details

**Mailing Address:**  
GORDON VICKI L  
615 UNITED ST STE 2  
KEY WEST, FL 33040-3229

### Property Details

**PC Code:** 01 - SINGLE FAMILY  
**Millage Group:** 10KW  
**Affordable Housing:** No  
**Section-Township-Range:** 05-68-25  
**Property Location:** 1406 LEON ST KEY WEST  
**Subdivision:** Tropical Building and Investment Co  
**Legal Description:** KW TROPICAL BLDG AND INVESTMENT CO SUB LOT 9 SQR 6 TR 19 PB1-34 G33-81/82 OR456-77-778 OR605-706 OR773-1977/1980 OR774-755-760 OR779-179-180 PROBATE #78-252-CP-12 OR803-1311 OR1497-2468LE(CW)

[Click Map Image to open interactive viewer](#)



### Exemptions

Exemption	Amount
44 - ADDL HOMESTEAD	25,000.00
39 - 25000 HOMESTEAD	25,000.00

### Land Details

Land Use Code	Frontage	Depth	Land Area
---------------	----------	-------	-----------

010D - RESIDENTIAL DRY	46	100	4,675.00 SF
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## Building Summary

**Number of Buildings:** 1  
**Number of Commercial Buildings:** 0  
**Total Living Area:** 2048  
**Year Built:** 1974

## Building 1 Details

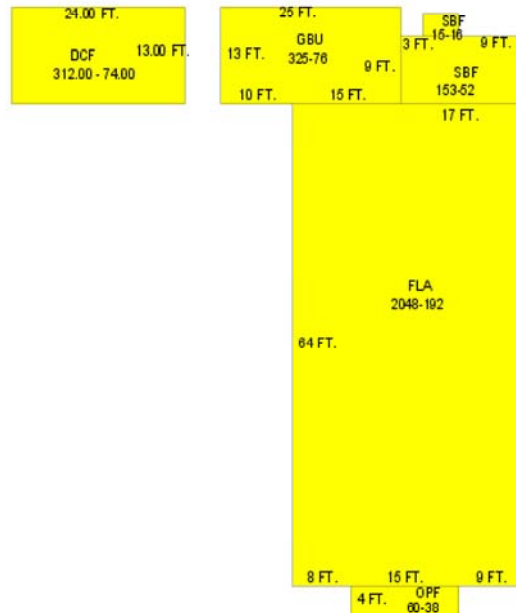
<b>Building Type</b> R1	<b>Condition</b> G	<b>Quality Grade</b> 500
<b>Effective Age</b> 15	<b>Perimeter</b> 192	<b>Depreciation %</b> 16
<b>Year Built</b> 1974	<b>Special Arch</b> 0	<b>Grnd Floor Area</b> 2,048
<b>Functional Obs</b> 0	<b>Economic Obs</b> 0	

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

<b>Roof Type</b> GABLE/HIP	<b>Roof Cover</b> METAL	<b>Foundation</b> CONCR FTR
<b>Heat 1</b> FCD/AIR DUCTED	<b>Heat 2</b> NONE	<b>Bedrooms</b> 3
<b>Heat Src 1</b> ELECTRIC	<b>Heat Src 2</b> NONE	

**Extra Features:**

<b>2 Fix Bath</b> 0	<b>Vacuum</b> 0
<b>3 Fix Bath</b> 1	<b>Garbage Disposal</b> 0
<b>4 Fix Bath</b> 0	<b>Compactor</b> 0
<b>5 Fix Bath</b> 0	<b>Security</b> 0
<b>6 Fix Bath</b> 0	<b>Intercom</b> 0
<b>7 Fix Bath</b> 0	<b>Fireplaces</b> 1
<b>Extra Fix</b> 0	<b>Dishwasher</b> 0



**Sections:**

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
-----	------	----------	-----------	------------	-------	-----	------------	---------------------	------

0	DCF		1	2000					312
1	FLA	5:C.B.S.	1	1973	N	Y	0.00	0.00	2,048
2	SBF	5:C.B.S.	1	1973	N	Y	0.00	0.00	153
3	OPF		1	1973	N	N	0.00	0.00	60
4	GBU		1	2003	N	Y	0.00	0.00	325
5	SBF		1	2003	N	Y	0.00	0.00	15

## Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	WF2:WATER FEATURE	1 UT	0	0	1998	1999	1	20
1	FN2:FENCES	876 SF	146	6	1999	2000	5	30
2	PT3:PATIO	48 SF	0	0	1977	1978	2	50
5	TK2:TIKI	28 SF	7	4	1999	2000	3	40
6	PO4:RES POOL	250 SF	25	10	1999	2000	4	50
7	PT2:BRICK PATIO	350 SF	0	0	1999	2000	2	50
9	TK2:TIKI	100 SF	10	10	2000	2001	4	40
10	UB2:UTILITY BLDG	32 SF	8	4	2000	2001	3	50

## Appraiser Notes

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## Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09-0601	02/27/2009	06/23/2009	600	Residential	REPAIRS TO CONCRETE WALL. REMOVE LOOSE STUCCO, CLEAN BOND AND PLASTER STUCCO TO MATCH EXISTING, 75sf @ LEFT FRONT ELEVATION.
11-3557	09/26/2011	05/18/2012	3,000	Residential	REPAIR DAMAGED WALL APPROX 27 LF MODIFIED CORNER TO 45 O ANGLE AND STUCCO PAINT TO MATCH EXISTING
13-3260	08/28/2013	01/17/2014	100	Residential	EXTEND PERMIT #99-2238 (POOL PERMIT) FOR FINAL INSPECTION. 10'x25'x9' POOL
13-2945	07/12/2013	01/17/2014	100	Residential	EXTEND PERMIT #98-3817 FOR FINAL INSPECTION ONLY.
13-2944	07/12/2013	01/17/2014	100		EXTEND PERMIT #98-2713 FOR FINAL INSPECTION ONLY
9700673	03/01/1997	11/01/1997	2,986		ELECTRICAL
9802713	09/04/1999	12/20/1999	5,000		REMODELING/RENOVATIONS
9802713	09/22/1998	12/20/1999	2,000		ADD FRENCH DOORS
9803817	12/02/1998	12/20/1999	6,900		NEW ROOF
9901655	05/28/1999	12/20/1999	2,000		CONCRETE FENCE
9902238	07/01/1999	12/20/1999	20,000		POOL
9903231	09/14/1999	12/20/1999	1,500		UPGRADE SERVICE 200AMP
9903460	10/20/1999	12/20/1999	4,000		5X7 ENTRY GATE
9903460	11/18/1999	08/01/2000	4,000		10X10 GAZEBO

0001514	06/06/2000	08/01/2000	500	STORAGE BUILDING
03-1527	04/30/2003	12/11/2003	600	INSTALL 25 LN FENCE
03-0561	05/05/2003	12/11/2003	16,678	ROOF FOR CARPORT
03-4013	11/21/2003	12/10/2004	8,300	METAL ROOF
06-3433	06/14/2006	08/28/2006	1,500	REPLACED DAMAGED METER CAN

## Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	212,642	26,322	327,577	566,541	410,843	25,000	385,843
2012	217,646	27,133	308,828	553,607	403,975	25,000	378,975
2011	217,646	27,935	299,499	545,080	392,209	25,000	367,209
2010	220,147	29,010	187,168	436,325	386,413	25,000	361,413
2009	244,669	29,987	304,148	578,804	376,254	25,000	351,254
2008	238,796	30,973	584,375	854,144	375,878	25,000	350,878
2007	269,291	27,041	420,750	717,082	364,930	25,000	339,930
2006	420,736	27,919	350,625	799,280	252,701	25,000	227,701
2005	420,736	28,788	257,125	706,649	345,659	25,000	320,659
2004	256,794	28,295	257,125	542,214	335,591	25,000	310,591
2003	299,513	29,015	107,525	436,053	322,271	25,000	297,271
2002	204,012	29,738	107,525	341,275	314,718	25,000	289,718
2001	192,684	30,544	107,525	330,753	309,762	25,000	284,762
2000	209,082	26,398	68,956	304,436	297,802	25,000	272,802
1999	191,864	3,618	68,956	264,437	264,437	25,000	239,437
1998	181,729	2,756	68,956	253,441	191,479	25,500	165,979
1997	166,152	2,565	59,606	228,323	188,279	25,500	162,779
1996	140,191	2,205	59,606	202,001	182,796	25,500	157,296
1995	125,396	2,031	59,606	187,033	178,338	25,500	152,838
1994	112,143	1,901	59,606	173,650	173,650	25,500	148,150
1993	110,579	2,048	59,606	172,233	172,233	25,500	146,733
1992	110,579	2,048	59,606	172,233	172,233	25,500	146,733
1991	110,579	2,048	59,606	172,233	172,233	25,500	146,733
1990	110,579	2,048	47,919	160,546	160,546	25,500	135,046
1989	100,526	1,862	46,750	149,138	149,138	25,500	123,638
1988	58,198	1,862	39,738	99,798	99,798	25,500	74,298
1987	57,563	1,862	26,414	85,839	85,839	25,500	60,339
1986	57,828	1,862	25,245	84,935	84,935	25,500	59,435
1985	55,935	1,862	18,095	75,892	75,892	25,500	50,392
1984	52,447	1,862	18,095	72,404	72,404	25,500	46,904
1983	52,540	1,862	18,095	72,497	72,497	25,500	46,997

1982	53,635	1,862	14,147	69,644	69,644	25,500	44,144
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## Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/31/1998	1537 / 0378	270,000	WD	Q
2/1/1970	803 / 1311	4,400	00	Q

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Monroe County Monroe County Property Appraiser  
 Scott P. Russell, CFA  
 P.O. Box 1176 Key West, FL 33041-1176