



Historic Architectural Review Commission Staff Report for Item 7

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Enid Torregrosa-Silva, MSHP
Historic Preservation Planner

Meeting Date: December 17, 2024

Applicant: William P. Horn, Architect

Application Number: H2024-0057

Address: 619-621 Duval Street

Description of Work:

Major Development Plan – Partial demolition of rear roof.

Site Facts:

The property under review contains one commercial building and faces Duval Street. The rear portion of the building is used for parking area and connects to Josephine Parker Way through an 11.33' wide driveway. The commercial building on the site is listed as a non-contributing resource to the historic district and the rear portion of the lot has been used for parking. In 1995 a fire destroyed the buildings on the site and the current building was built in 1998.

This project was approved by the Planning Board on November 20, 2024, and it is scheduled to be presented on the January City Commission agenda as a Major Development Plan.



619-621 Duval Street front elevation.



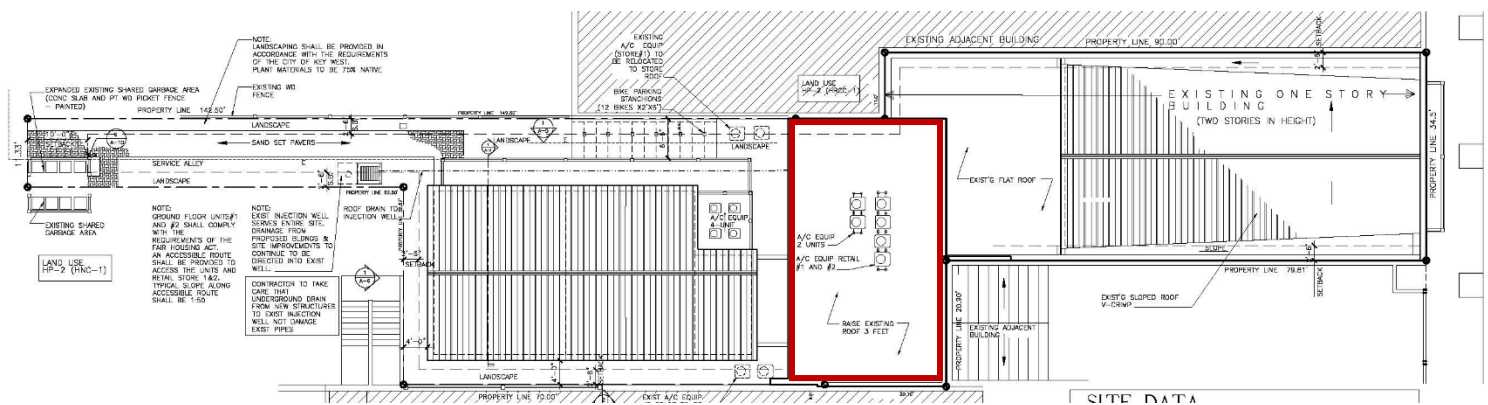
619-621 Duval Street rear elevation.

Ordinance Cited on Review:

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

Staff Analysis:

The Certificate of Appropriateness proposes the partial demolition of a rear non historic concrete flat roof. The applicant has submitted plans to build a new roof in order to gain more height for habitable space and mechanical equipment.



Roof plan depicting the proposed roof to be demolished.

Since the structure under review is not historic, the evaluation shall be based on section 102-217 (3) 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;*

It is staff's opinion that the roof under review is not part of the historic character of the area. The new roof will match existing, and the height increase of the walls will have no effect on surrounding non-historic buildings.

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

The roof to be demolished is not historic.

- (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 is not the case.

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

That will not be the case.

In conclusion, it is staff's opinion that the request for demolition of the rear roof 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 the demolition.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West
1300 White Street
Key West, Florida 33040

HARC COA # HARC2024-0057	REVISION # 0057	INITIAL & DATE TL
FLOOD ZONE 'X'	ZONING DISTRICT HRCC-1	BLDG PERMIT #

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

ADDRESS OF PROPOSED PROJECT:	619+621 Duval Street Key West, FL 33040	
NAME ON DEED:	619 Duval Company	PHONE NUMBER c/o 305 293 8983
OWNER'S MAILING ADDRESS:	c/o Duval Company 7820 Peters Rd, Suite E104, Plantation, FL 33324	EMAIL thomas@owentrepanier.com
APPLICANT NAME:	William P. Horn Architect, PA	PHONE NUMBER 305 296 8302
APPLICANT'S ADDRESS:	915 Eaton St. Key West, FL 33040	EMAIL william@wphornarchitect.com
APPLICANT'S SIGNATURE:		DATE 11/25/2024

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___ NO X
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: Adding six Residential Apartment Units to the rear yard of the property. There is an existing masonry building with 2 retail units.
MAIN BUILDING: Adding two Units to the rear of the existing building.
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):
Demolishing the rear roof of the existing non-historic building in order to raise it 3 feet for the new units.

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):	
Adding a four unit building in the empty rear yard of the property.	
PAVERS:	FENCES:
Adding brick pavers as shown on sheet A-2.	Existing.
DECKS:	PAINTING:
2nd floor deck from new unit to stairs.	New building (white)
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
Relocate existing A/C condenser unit to roof.	N/A
See Landscape drawings.	
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.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



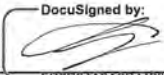
City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
# 2024.0057	
ZONING DISTRICT	BLDG PERMIT #
HRCC-1	

ADDRESS OF PROPOSED PROJECT:	619+621 Duval Street Key West, FL 33040
PROPERTY OWNER'S NAME:	619 Duval Company
APPLICANT NAME:	William P. Horn Architect, PA

*I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR** to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that **any changes to an approved Certificate of Appropriateness must be submitted for review.***

PROPERTY OWNER'S SIGNATURE	 DocuSigned by: Shlomo Djama	11/25/2024	DATE AND PRINT NAME
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DETAILED PROJECT DESCRIPTION OF DEMOLITION

Remove the existing rear flat roof of the existing building (non-historic) in order to raise the roof 3 feet.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

N/A

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

N/A

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

N/A

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

N/A

(d) Is not the site of a historic event with significant effect upon society.

N/A

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

N/A

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

N/A

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

N/A

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

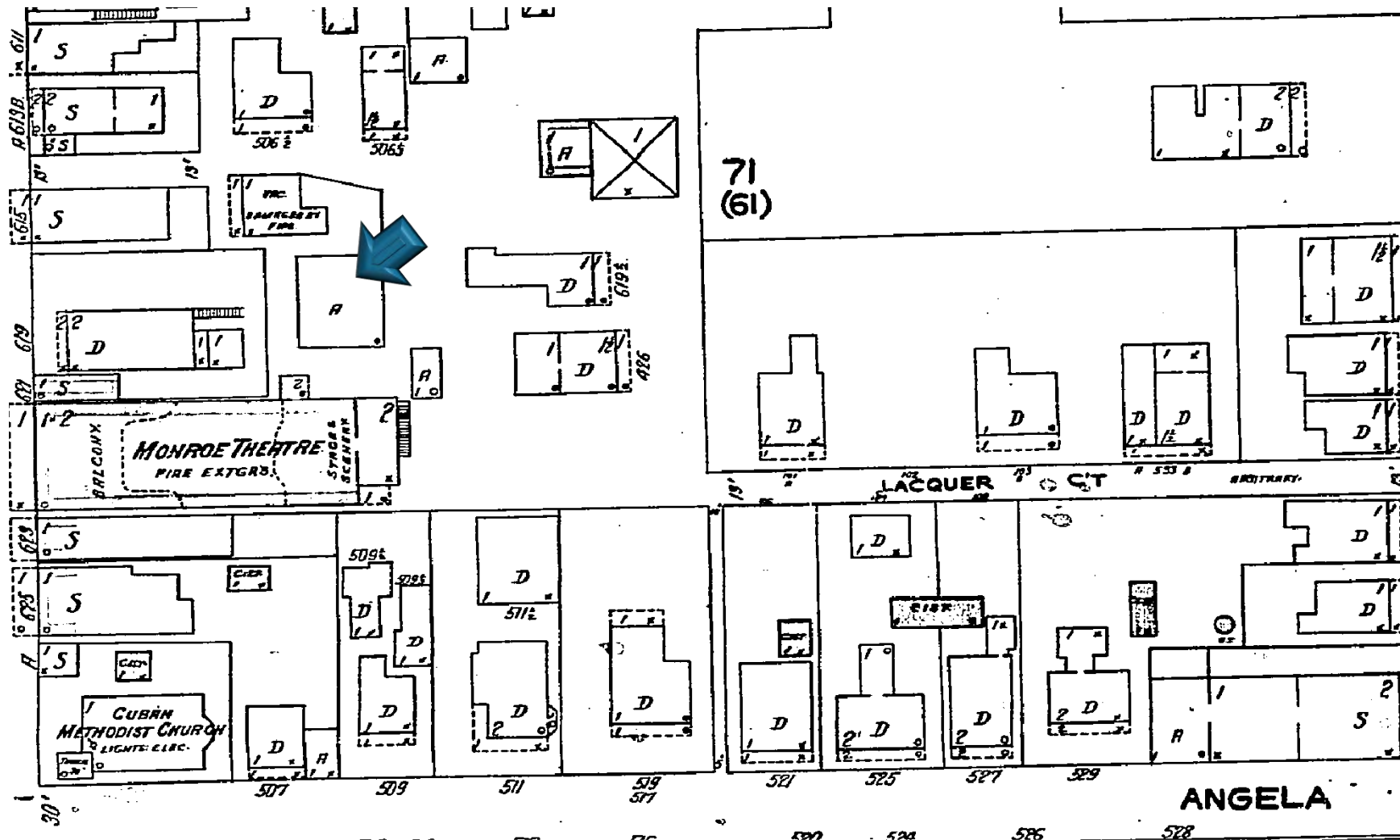
N/A

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

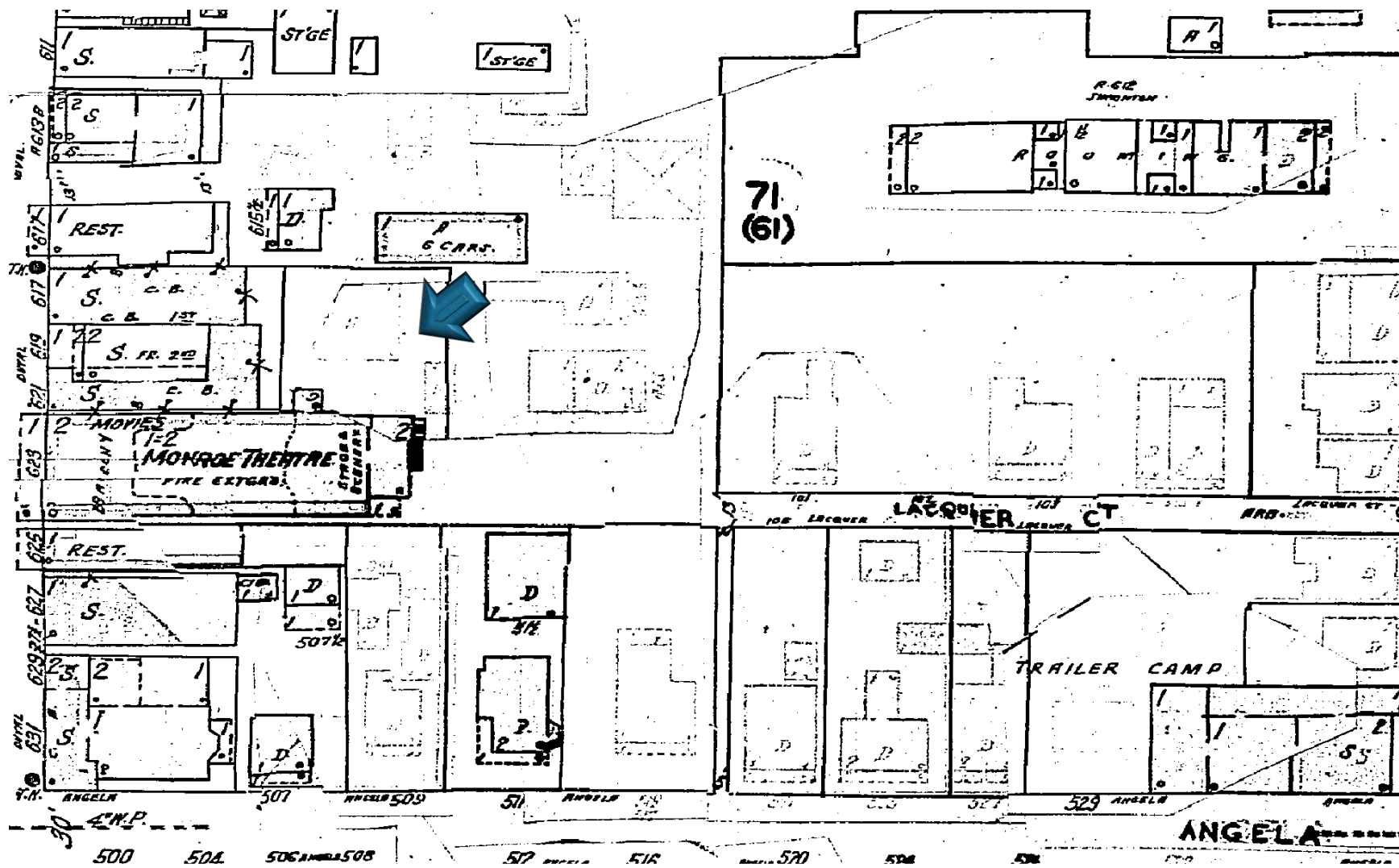
(i) Has not yielded, and is not likely to yield, information important in history,
N/A

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:
The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.
Non-historic building.
(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.
N/A
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.
N/A
(4) Removing buildings or structures that would otherwise qualify as contributing.
N/A

SANBORN MAPS



1926 Sanborn Map



1948 Sanborn Map

PROJECT PHOTOS



619-621 Duval Street early 1960s. Monroe County Library.



619-621 Duval Street circa 1965. Monroe County Library.



619-621 Duval Street circa 1970s. Monroe County Library.

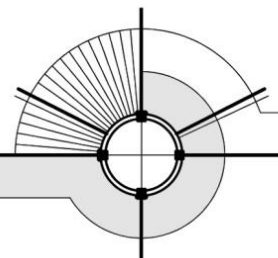


619 Duval Street
FRONT VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WWW.WPHORNARCHITECT.COM



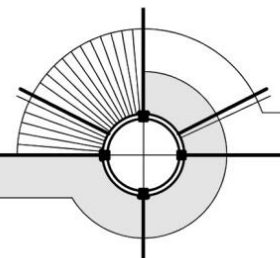


619 Duval Street
REAR VIEW

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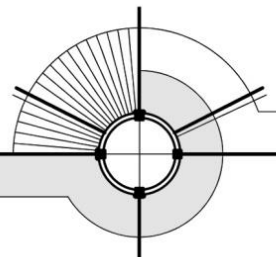


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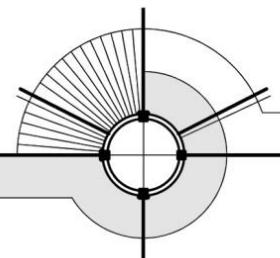


719 Duval Street
LEFT NEIGHBORING PROPERTY

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WWW.WPHORNARCHITECT.COM



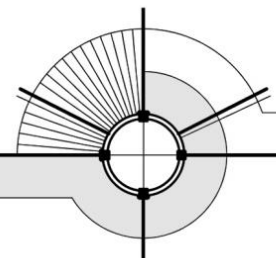


719 Duval Street
RIGHT NEIGHBORING PROPERTY

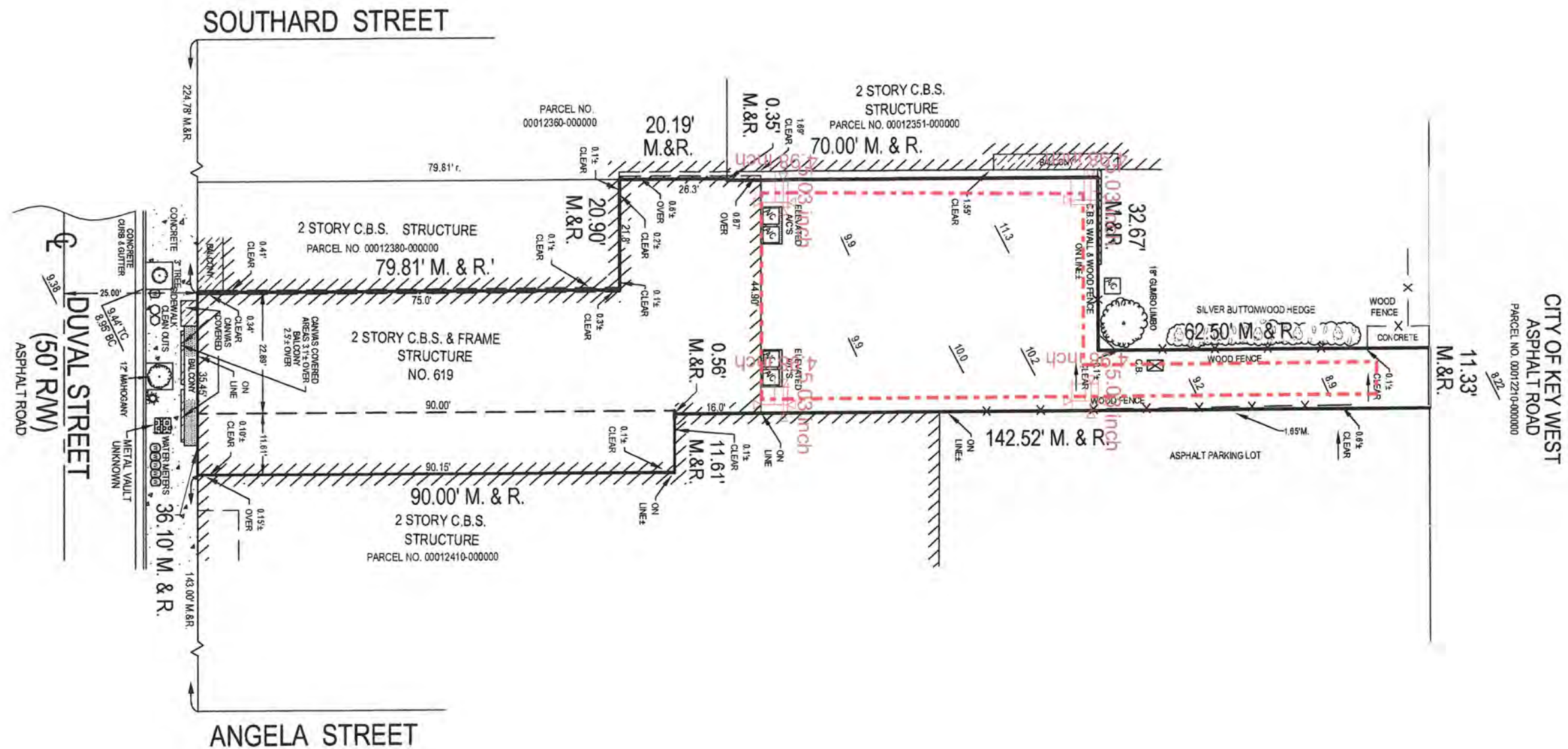
WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WWW.WPHORNARCHITECT.COM



SURVEY



SURVEYORS NOTE:
THIS IS SHEET 2 OF 2
THIS SURVEY IS NOT VALID,
NOR FULL OR COMPLETE
WITHOUT ATTACHED SHEET 2



MONROE COUNTY SURVEYING & MAPPING, INC.
SURVEYORS & MAPPERS, CIVIL ENGINEERS
A DIVISION OF TURNELLE-WHITTAKER, INC. (ESTAB. 1926)
3152 NORTHSIDE DRIVE #201 KEY WEST, FL 33040
PH: (305) 534-4868 OR (305) 293-0466 FAX (305) 531-4589
MEMBER: FLORIDA LAND SURVEYOR'S COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

PROJECT: **619 DUVAL COMPANY**
619/621 DUVAL STREET
KEY WEST, FL 33040
DATE: 11/01/18

Eddie A. Martinez
EDDIE A. MARTINEZ
PROFESSIONAL SURVEYOR AND
MAPPER NO. 58755
STATE OF FLORIDA

JOB No. N/A
FIELD BOOK: N/A
SCALE: 1"=20'
DRAWN: DRF
REVISED: EAM
SHEET No. 2 OF 2

REVISIONS

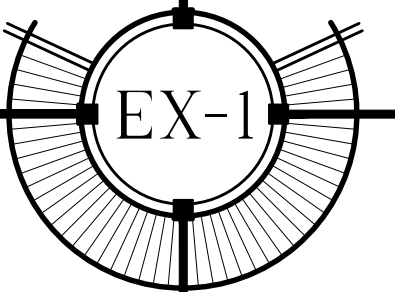
SURVEYOR'S CERTIFICATE:

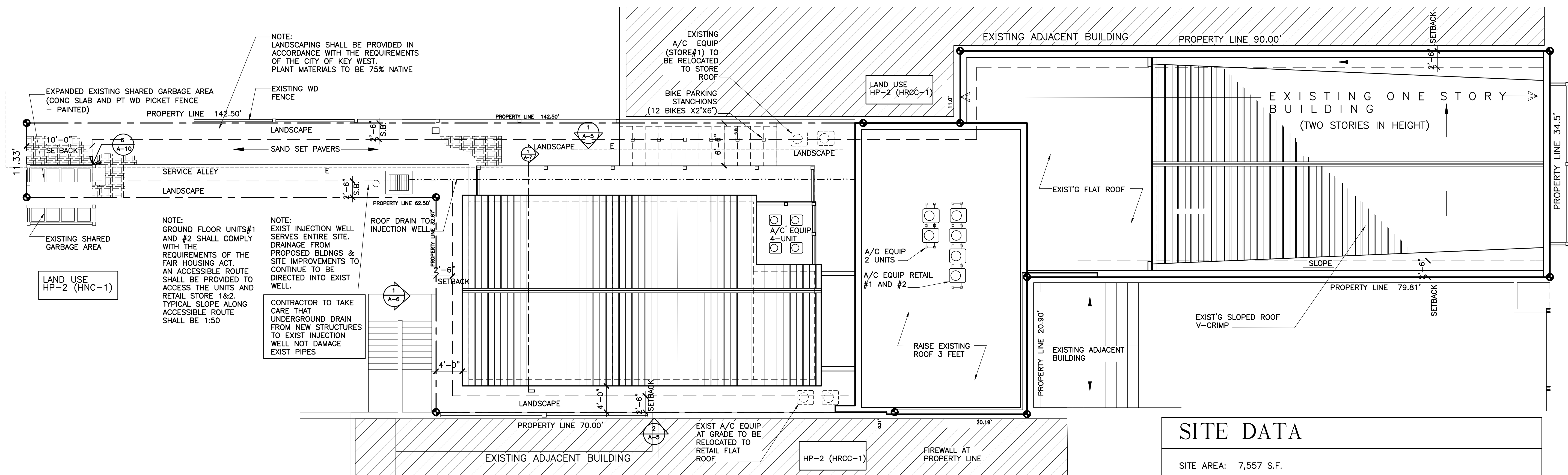
I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.

CAD FILE:
\\FileServer\Surveying Data\Drawings\Key West\Book 54\619 DUVAL 11.2.18.dwg

PROPOSED DESIGN

2207





UNIT DATA

PROPOSED UNITS
UNIT #1 = 755 S.F.
UNIT#2 = 436 S.F.
UNIT#3 = 566 S.F.
UNIT#4 = 755 S.F.
UNIT#5 = 436 S.F.
UNIT#6 = 1,153 S.F.
TOTAL UNITS = 4,101 S.F. (ENCLOSED S.F.)

Parking Demand	Commercial Retail	Residential	Total Parking Required
Existing	0 Motor Vehicles Spaces	0 Motor Vehicles Spaces	0
Proposed	0 Motor Vehicles Spaces	0 Motor Vehicles Spaces	0

SITE DATA

SITE AREA: 7,557 S.F.

LAND USE: HRCC-1

FLOOD ZONE: 'X' ZONE

FAR: ALLOWED = 1.0 MAX.

SETBACKS:

FRONT SETBACK:

REQUIRED	=	0'-0"
EXISTING	=	0'-0"
PROPOSED	=	0'-0"

SIDE SETBACK (NORTHWEST) :

REQUIRED	=	2'-6"	
EXISTING	=	0'-0"	(EXISTING BUILDING)
PROPOSED	=	0'-0"	(EXISTING BUILDING)
		4'-0"	(NEW REAR BUILDING)

SIDE SETBACK (SOUTHEAST) :

REQUIRED	=	2'-6"
EXISTING	=	0'-0" (EXISTING BUILDING)
PROPOSED	=	0'-0" (EXISTING BUILDING)
		6'-6" (NEW REAR BUILDING)

SIDE SETBACK (NORTHEAST) :

REQUIRED	=	2'-6"
EXISTING	=	0'-0" (EXISTING BUILDING)
PROPOSED	=	0'-0" (EXISTING BUILDING)
		4'-0" (NEW REAR BUILDING)

REAR SETBACK:

REQUIRED	=	10'-0"
EXISTING	=	126'-5"(EXISTING BUILDING)
PROPOSED	=	126'-5"(EXISTING BUILDING) 67'-6" (NEW REAR BUILDING)

BUILDING COVERAGE AREA:

ALLOWED:	3,778.5 S.F.	(50% MAX.)
EXISTING :	4,029.2 S.F.	(53.3%)
PROPOSED:	5,925.3 S.F.	(78.4%)

IMPERVIOUS AREA:

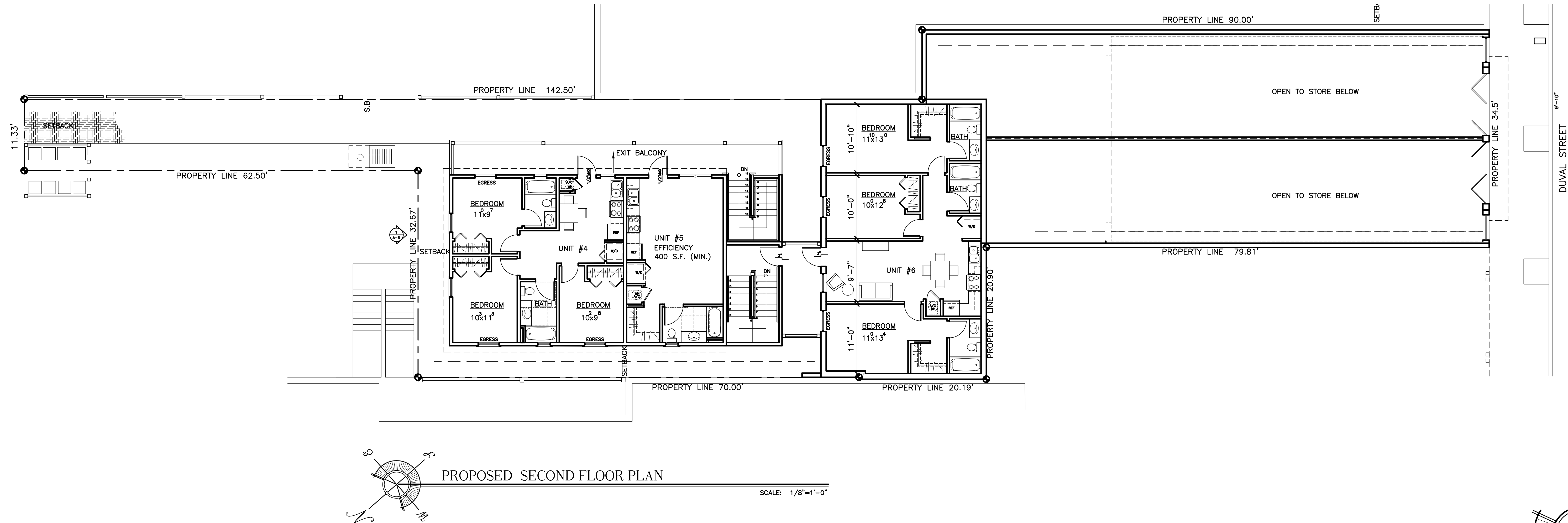
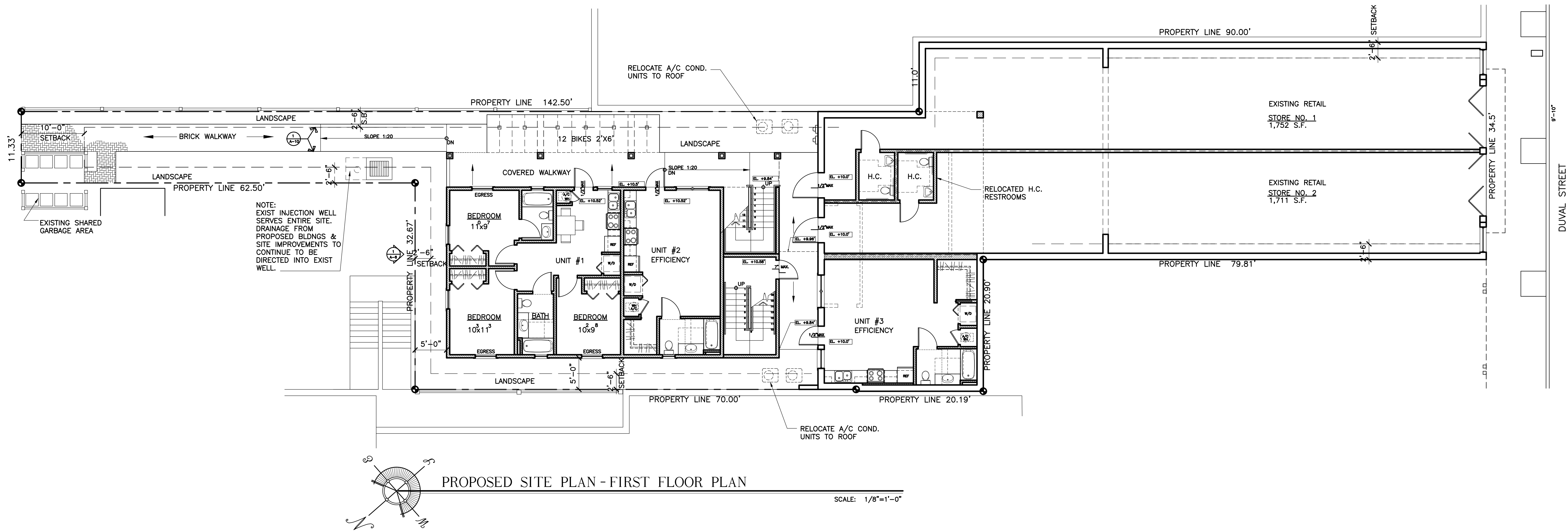
ALLOWED:	5,290 S.F. (70% MAX.)
EXISTING :	4,737.3 S.F. (62.68%)
PROPOSED:	6,497 S.F. (85.9%)

LANDSCAPE AREA:

REQUIRED:	1,155 S.F. (20% MIN.)
EXISTING:	0.00 S.F. (0.00%)
PROPOSED:	1,060 S.F. (14%)

OPEN SPACE AREA:

REQUIRED (EXISTING): 1,155 S.F. (20% MIN.)
REQUIRED (PROPOSED): 2,126 S.F. (28.13% MIN.)



WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

TEL (305) 296-8302
FAX (305) 296-1033

LICENSE NO.
AR 13537

619 - 621 DUVAL ST.
NEW HOUSING UNITS

619 DUVAL ST.
KEY WEST, FL.

SEAL

DATE

11-02-2022
10-12-2023 BPAS
05-06-2024 LS PLANS
05-24-2024 STREETSCAPE
11-25-2024 HARC

REVISIONS

10-18-2024 REVISION #1

DRAWN BY

EMA

PROJECT
NUMBER

2207

A-2

619 - 621 DUVAL ST. NEW HOUSING UNITS

619 - 621 DUVAL ST.
KEY WEST, FLORIDA

619 DUVAL ST.
KEY WEST , FL.

SEAL

DATE _____

11-02-2022	
10-12-2023	BPAS
05-06-2024	LS PLANS
05-24-2024	STREETSCAPE
11-25-2024	HARC

REVISIONS

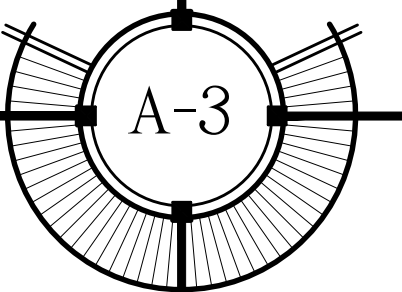
10-18-2024 REVISION #1

DRAWN BY

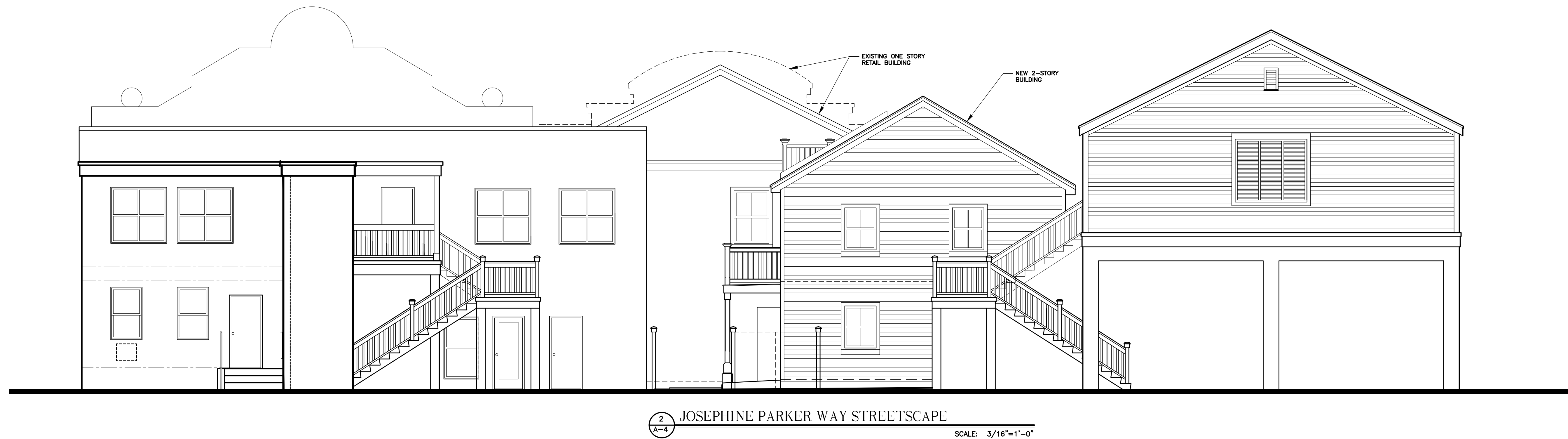
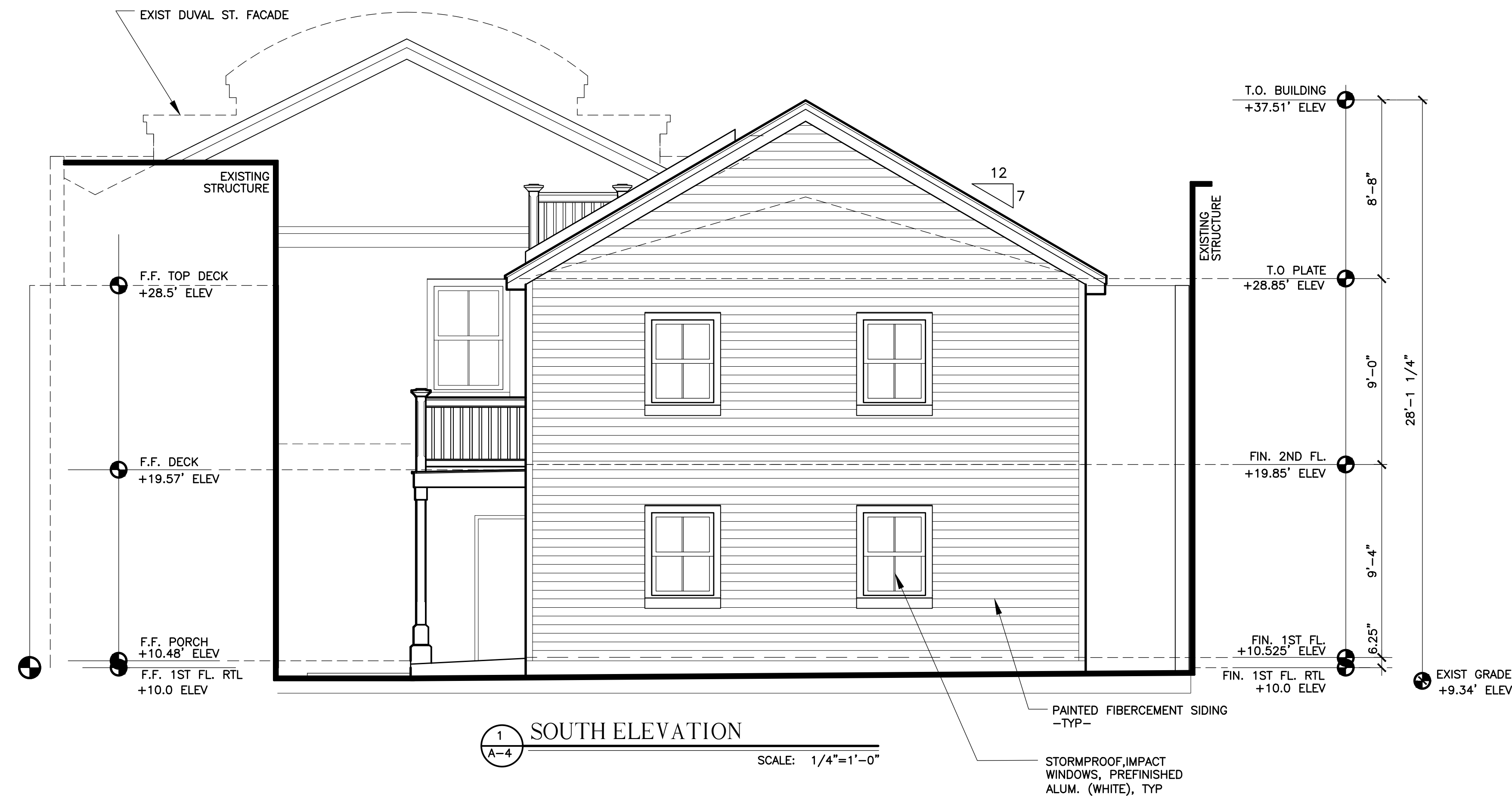
EMA

PROJECT
NUMBER

2207



619 - 621 DUVAL ST. NEW HOUSING UNITS
619 - 621 DUVAL ST.
KEY WEST , FLORIDA



NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at **5:00 p.m., December 17, 2024, at City Hall, 1300 White Street**, Key West, Florida. In order to view the live feed of the meeting, you can tune in to Comcast channel 77, AT&T Uverse channel 99. If you wish to participate virtually, please contact HARC staff at 305-809-3975. The purpose of the hearing will be to consider a request for:

MAJOR DEVELOPMENT PLAN - ADDITION OF SIX RESIDENTIAL APARTMENT UNITS TO REAR OF PROPERTY. PARTIAL DEMOLITION OF REAR ROOF.

#619-621 DUVAL STREET

Applicant – William P. Horn, Architects Application #H2024-0057

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 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 WILLIAM P. HORN, 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:

619-621 DUVAL STREET on the 3RD day of DECEMBER, 2024.

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 12/17/2024, 20 .

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 H 2024-0057

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

Signed Name of Affiant: [Signature]

Date: 12/6/24

Address: 915 EATON ST.

City: KEY WEST

State, Zip: FL 33040

The forgoing instrument was acknowledged before me on this 6th day of December, 2024.

By (Print name of Affiant) WILLIAM P. HORN who is personally known to me or has produced DRIVERS LICENSE as identification and who did take an oath.

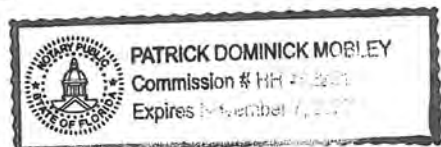
NOTARY PUBLIC

Sign Name: [Signature]

Print Name: Patrick Dominick Mobley

Notary Public - State of Florida (seal)

My Commission Expires: 11/7/2027



Public Meeting Notice

THE CITY OF CHICAGO
DEPARTMENT OF PUBLIC WORKS
STREET DIVISION
OFFICE OF THE STREET ENGINEER
100 N. LAKE STREET, 10TH FLOOR
CHICAGO, IL 60601
TEL: 312.321.2200
WWW.CITYOFCHICAGO.IL.GOV

NE ART

DERUBELS

619

COMPLET

Public
Access
Notice

SPEND
\$100
SPEND
\$250

SPEND
\$100
SPEND
\$250

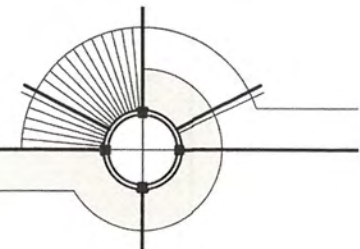


619 DUVAL STREET
REAR VIEW

WILLIAM P. HORN ARCHITECT, PA.

915 EATON ST., KEY WEST, FL. 33040 TEL. 305-296-8302

WWW.WPHORNARCHITECT.COM



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	00012380-000000
Account#	1012726
Property ID	1012726
Millage Group	10KW
Location Address	621 DUVAL ST, KEY WEST
Legal Description	KW PT LOT 4 SQR 61 H3-256 OR75-145/46 OR89-220/21 OR534-225 OR574-927 OR625-517 OR949-843 OR951-2387/88 OR1040-1410/11 OR1169-2073/74 OR1169-2075/76 OR1384-1262
	(Note: Not to be used on legal documents.)
Neighborhood	32050
Property Class	RETAIL-SINGLE TENANT (1100)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable	No
Housing	



Owner

619 DUVAL COMPANY
C/O DUVAL GROUP
7820 PETERS RD STE E104
Plantation FL 33324

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$390,687	\$401,238	\$401,238	\$417,504
+ Market Misc Value	\$198	\$198	\$198	\$198
+ Market Land Value	\$2,353,758	\$2,353,758	\$2,353,758	\$962,901
= Just Market Value	\$2,744,643	\$2,755,194	\$2,755,194	\$1,380,603
= Total Assessed Value	\$1,837,581	\$1,670,529	\$1,518,663	\$1,380,603
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,744,643	\$2,755,194	\$2,755,194	\$1,380,603

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$2,353,758	\$390,687	\$198	\$2,744,643	\$1,837,581	\$0	\$2,744,643	\$0
2023	\$2,353,758	\$401,238	\$198	\$2,755,194	\$1,670,529	\$0	\$2,755,194	\$0
2022	\$2,353,758	\$401,238	\$198	\$2,755,194	\$1,518,663	\$0	\$2,755,194	\$0
2021	\$962,901	\$417,504	\$198	\$1,380,603	\$1,380,603	\$0	\$1,380,603	\$0
2020	\$962,901	\$417,504	\$198	\$1,380,603	\$1,380,603	\$0	\$1,380,603	\$0
2019	\$962,901	\$417,504	\$198	\$1,380,603	\$1,332,763	\$0	\$1,380,603	\$0
2018	\$962,901	\$395,960	\$198	\$1,359,059	\$1,211,603	\$0	\$1,359,059	\$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
(1100)	7,508.00	Square Foot	0	0

Buildings

Building ID	39551	Exterior Walls	C.B.S.
Style		Year Built	1999
Building Type	1 STY STORE-A / 11A	EffectiveYearBuilt	2001
Building Name		Foundation	
Gross Sq Ft	1970	Roof Type	GABLE/HIP with 0% FLAT OR SHED
Finished Sq Ft	1970	Roof Coverage	METAL with 48% MEMBRANE
Stories	1 Floor	Flooring Type	
Condition	EXCELLENT	Heating Type	FCD/AIR DUCTED with 0% NONE
Perimeter	320	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	0	Half Bathrooms	2
Depreciation %	30	Grade	450
Interior Walls		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,970	1,970	0
TOTAL		1,970	1,970	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1996	1997	4 x 28	1	112 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
5/1/1991	\$430,000	Warranty Deed		1169	2073	Q - Qualified	Improved		
1/1/1988	\$350,000	Warranty Deed		1040	1410	Q - Qualified	Improved		

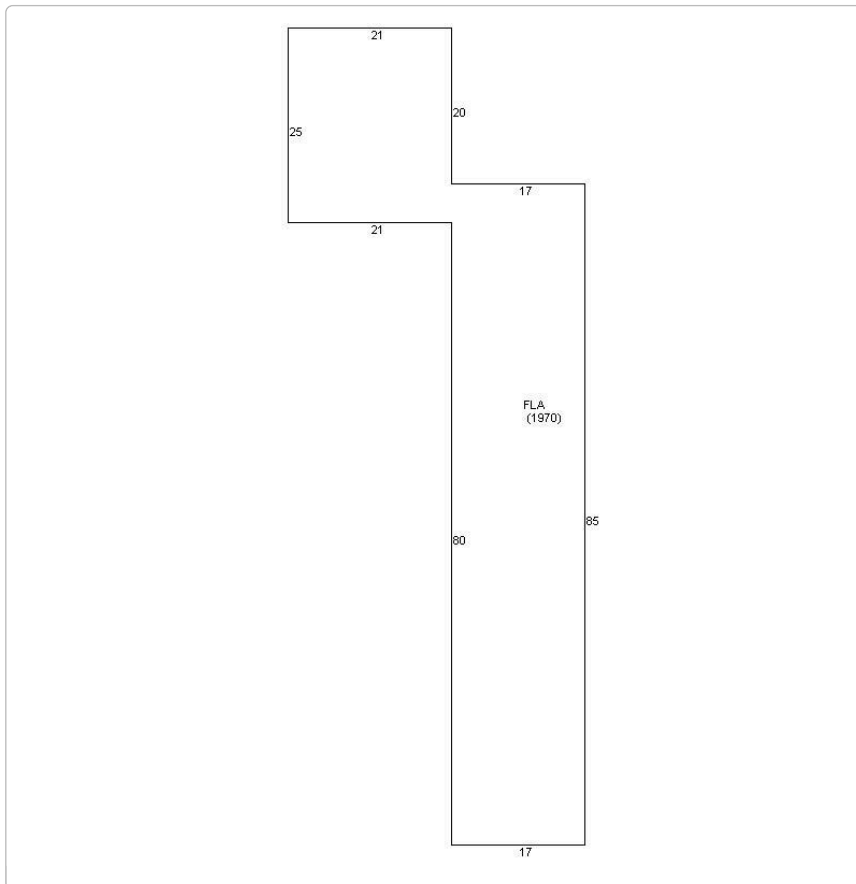
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2021-2244	08/16/2021	Active	\$12,000	Commercial	REMOVE AND REPLACE EXISTING 10 TON A/C UNIT. N.O.C. RECEIVED 8/18/2021. HARC INSPECTION REQUIRED. GH 8/5/2021 10:37:16 AM (TERRY RICHARDSON) UNIT TO BE STRAPPED TO THE WALL BRACKET AS INSTRUCTION BY THE INSTALLATION INSTRUCTIONS FOR THE WALL BRACKET.
BLD2020-2926	10/19/2020	Completed	\$13,850	Commercial	INSTALL 375Q HYDROSTOP RUBBER MEMBRANE ROOFING TO FLAT ROOF
BLD2019-1788	07/24/2019	Completed	\$3,900	Commercial	Installation of 2x4 20 gauge metal framing to frame viewing room. Installation of fire code drywall on all new framing.
BLD2019-1790	07/24/2019	Completed	\$4,300	Commercial	Installation of two battery backup lights
BLD2019-1792	07/24/2019	Completed	\$1,525	Commercial	Installation of rough duct for 8x16 transfer grill in the ceiling & spiral duct tape to the viewing room.
BLD2019-1923	06/26/2019	Completed	\$1,544	Commercial	FABRICATE AND INSTALL NEW AWINING FABRIC OVER EXISTING AWNING FRAME OVER STORE FRONT APPROX. 138" WIDE BY 5" PROJECTION.
11-0656	03/09/2011	Completed	\$500	Commercial	new sign
09-0577	02/25/2009	Completed	\$600	Commercial	INSTALL 2 EXIT LIGHTS AND ONE SMOKE ALARM
09-0495	02/23/2009	Completed	\$1,800	Commercial	INSTALL OF METAL FRAME AND AWNING
09-0492	02/20/2009	Completed	\$2,300	Commercial	BUILD TWO 13' X 10' NON BEARING WALLS USING METAL STUDS & 5/8 DRYWALL
05-4417	10/05/2005	Completed	\$8,171	Commercial	INSTALL & SUPPLY BLACK MARBLE & NEW CARPET
05-4314	10/04/2005	Completed	\$1,500	Commercial	EMERGENCY ELECTRICAL REPAIRS
05-3820	09/22/2005	Completed	\$2,400	Commercial	INSTALL WATER LINE & CONNECT SEWER LINE FOR FUTURE
0001837	07/19/2000	Completed	\$1,500	Commercial	HURRICANE PANELS
0001331	05/18/2000	Completed	\$1,500	Commercial	PAINT FACADE
9903908	11/29/1999	Completed	\$4,000	Commercial	SECURITY ALARM
9903358	10/08/1999	Completed	\$43,000	Commercial	BUILDOUT OF STORE
9903024	09/20/1999	Completed	\$90,000	Commercial	BUILDOUT OF STORES
9900856	03/10/1999	Completed	\$750	Commercial	AWNINGS
9801437	06/22/1998	Completed	\$220,000	Commercial	NEW 1 STORY BUILDING

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos

[illegible]

[2024 TRIM Notice \(PDF\)](#)

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

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The logo for Schneider Geospatial, featuring a stylized blue and white circular icon to the left of the company name. The word "SCHNEIDER" is in a large, bold, black sans-serif font, and "GEOSPATIAL" is in a smaller, blue, sans-serif font below it.