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## Historic Architectural Review Commission Staff Report for Item 11

**To:** Chairman Haven Burkee and Historic Architectural Review  
Commission Members

**From:** Matthew Crawford  
Historic Architectural Preservationist

**Meeting Date:** April 28, 2026

**Applicant:** Nautilus Drafting and Design Services

**Application Number:** C2026-0020

**Address:** 1428 Virginia Street

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### **Description of Work:**

Demolition of non-historic accessory structure and site features.

### **Site Facts:**

The property under review is located at 1428 Virginia Street. The property is listed as historic and contributing, built circa 1899. The structure is visible in the 1912 Sanborn Map and the 1899 Sanborn Map does not include the area where the house would be. There is an accessory building on all of the Sanborn Maps that was demolished. Currently there is a non-historic accessory structure first seen in a 1981 aerial photo. At the December 2025 HARC Commission meeting, this property was approved for the relocation of the main house on the property forward on the lot, a new gable roof over the rear non-historic addition, a new side porch, and a 1' foot elevation of the structure. There is also a ficus tree near the front of the property that was approved to be removed at the March 2026 Tree Commission meeting.

The house is in an AE-6 flood zone.



*c. 1965 historic photo of property under review showing previously demolished accessory structure.*



*Front of 1428 Virginia St.*



*Side View of home.*



*Side View of home.*

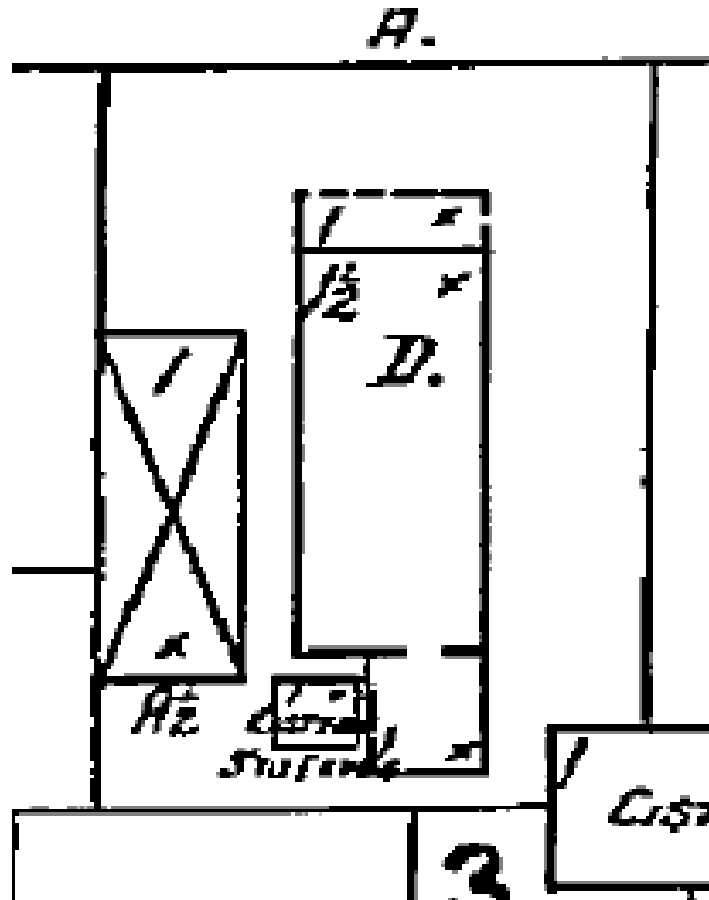


*Front view of current accessory structure proposed to be demolished.*

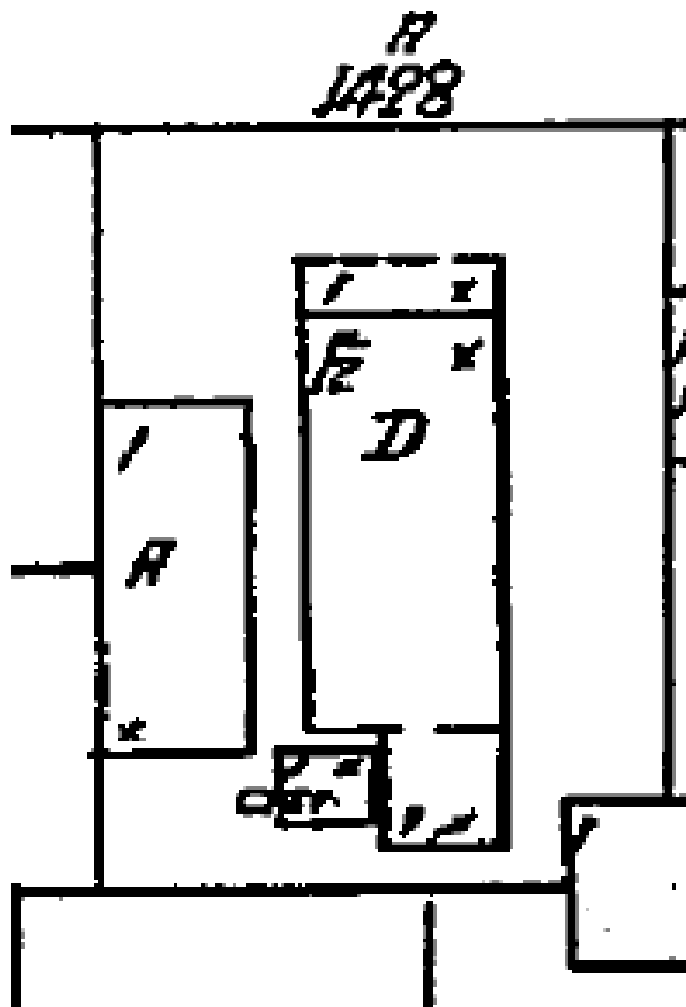


*Side and rear view of current accessory structure proposed to be demolished.*

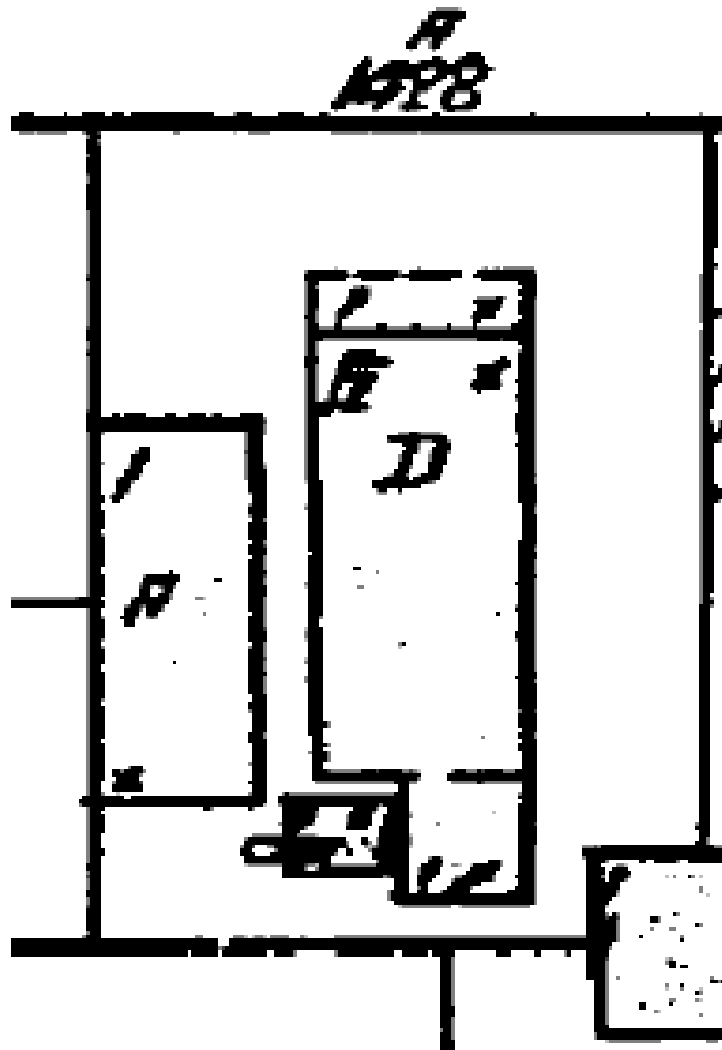
# VIR



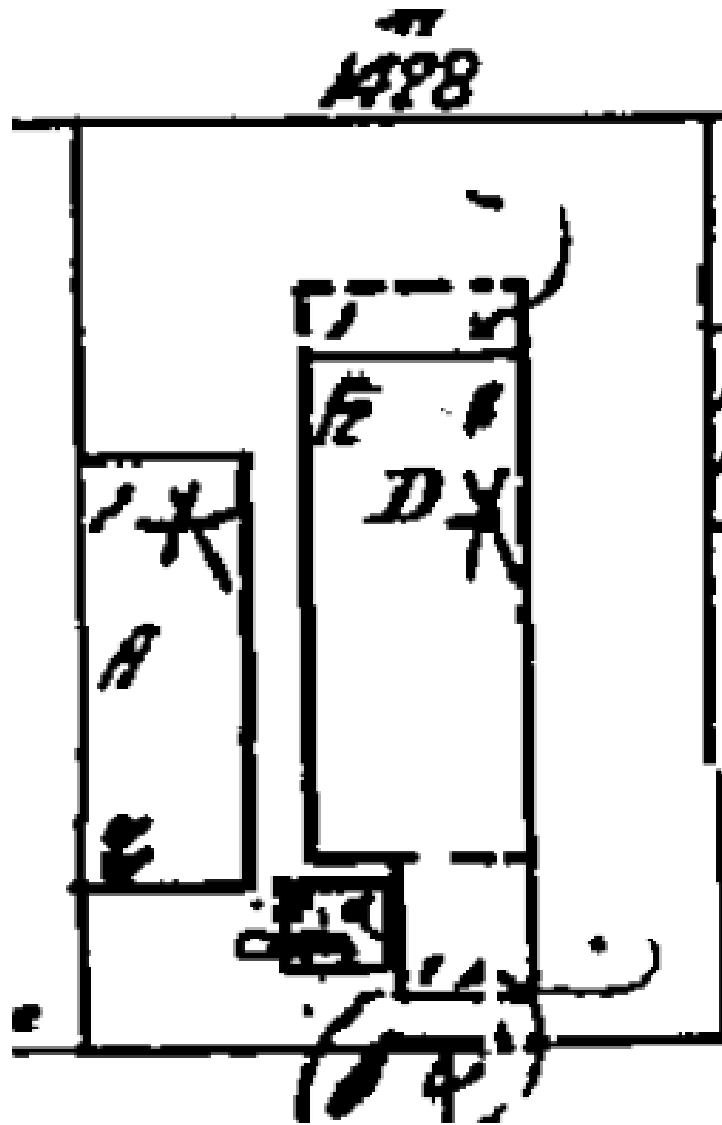
1912 Sanborn Map



1926 Sanborn Map



*1948 Sanborn Map*



1962 Sanborn Map



*1972 aerial photo showing no accessory structure.*



*1981 aerial photo showing current accessory structure.*

### **Guidelines Cited on Review:**

- Guidelines for Building Exteriors-wood (page 24), specifically guidelines 1 and 2.
- Guidelines for Windows (pages 29a-29k), specifically guidelines A (3, 4, 5, 6, 7, 8, 9) and B (1 and 3-first sentence).
- Guidelines for Shutters (pages 30a-30c), specifically guidelines 1, 2, 3, 4, and 5.
- Guidelines for Entrances, Porches, and Doors (pages 32-33), specifically guidelines 9 and 11.
- Guidelines for Additions and Alterations (pages 37a-37k), specifically guidelines 1, 6, 19, 30, 32, and 33.
- Guidelines for New Construction (pages 38a-38q), specifically guidelines 1, 11, 12, 13, 14, 18, 22 and 23.
- Guidelines for Decks, Patios, Hot Tubs, Spas, Pools, and Related Equipment (page 39a), specifically first paragraph and guidelines 1, 2, 3, and 4.

### **Ordinance Cited on Review:**

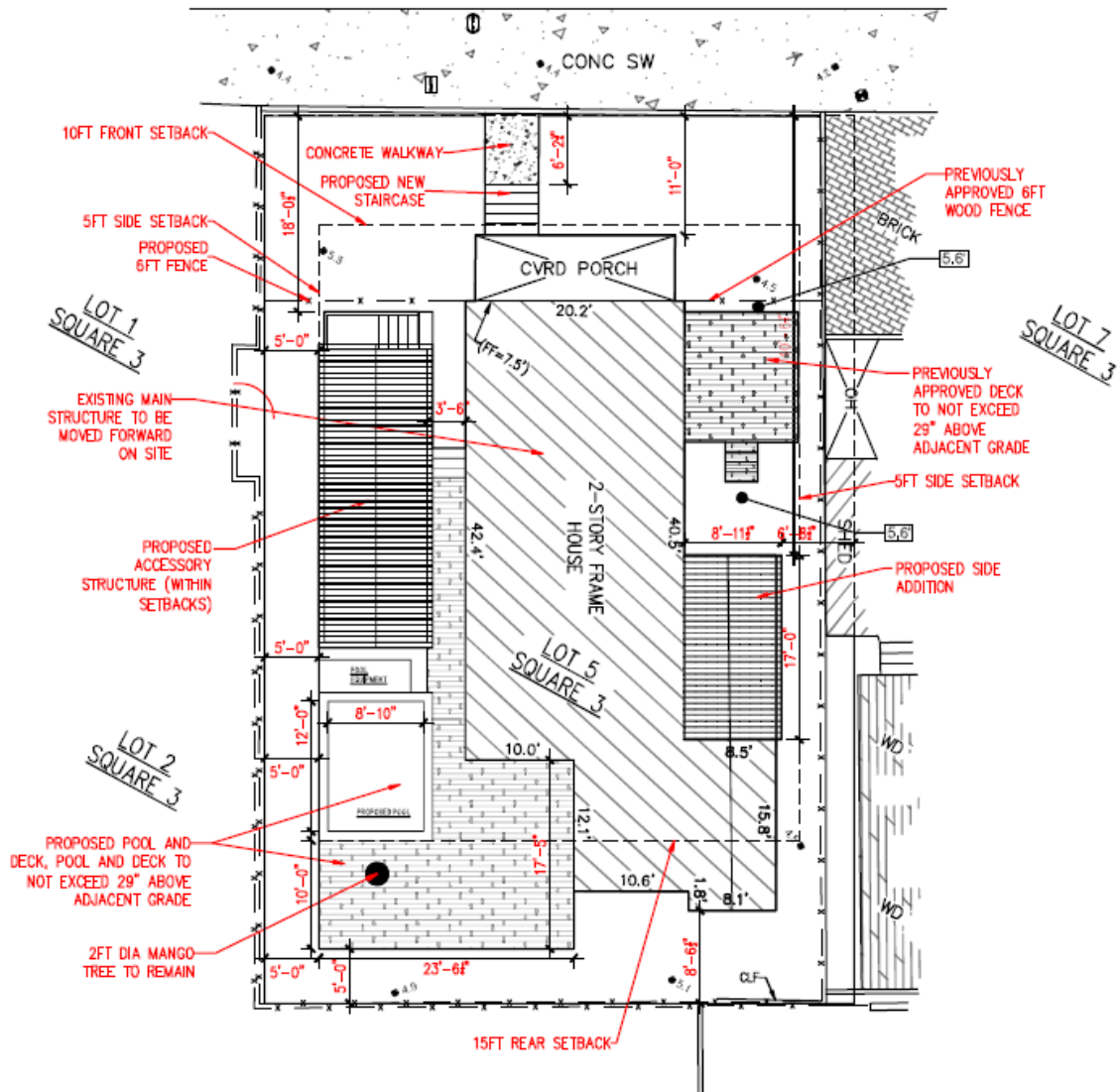
- Section 102-217 (3), demolition for non-contributing or non-historic structures of the Land Development Regulations.
- Section 102-218 – Criteria for Demolition of the Land Development Regulations.

**Staff Analysis:**

The Certificate of Appropriateness under review proposes a new addition on the northeast elevation of the structure, extending the previously approved gable roof on that elevation. This addition will include a metal shingle roof and 1 over 1 windows. A new accessory structure will be built further forward on the lot than the existing accessory structure. The proposed structure will include 6 over 6 windows, 6 panel doors, and front stairs with a railing and landing. A new pool and pool deck will be built on the side and rear of the property. A new side porch is proposed with a 6' tall picket fence in front of the accessory structure.

Demolition will include the non-historic accessory structure.



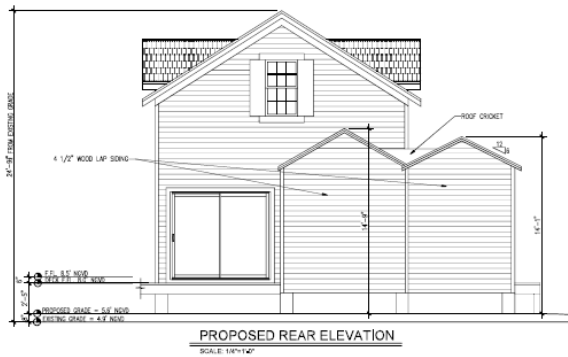



**PROPOSED SITE PLAN**  
 SCALE: 1"=10'-0"

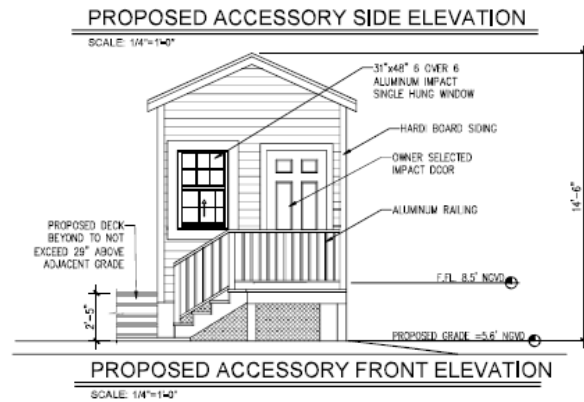
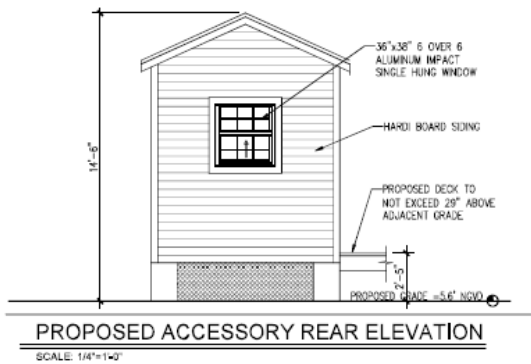
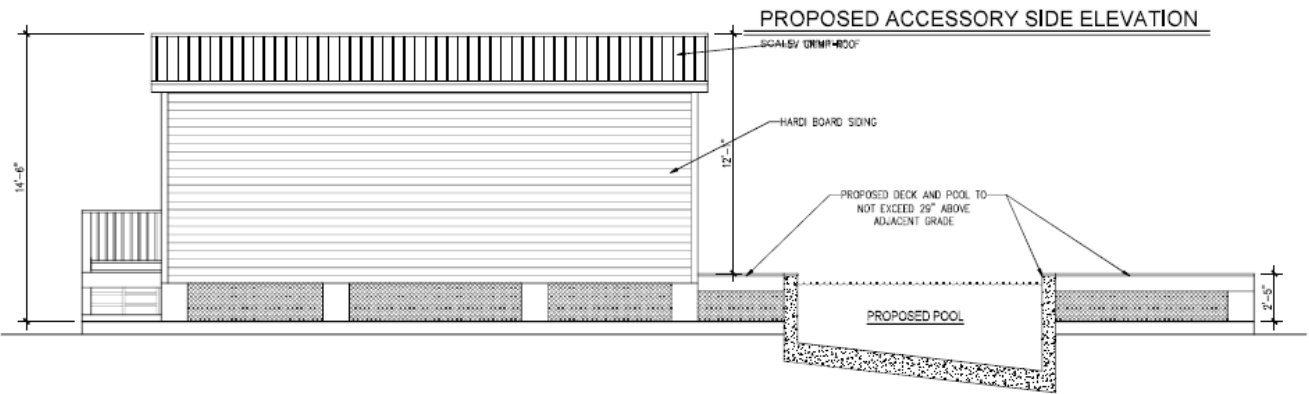
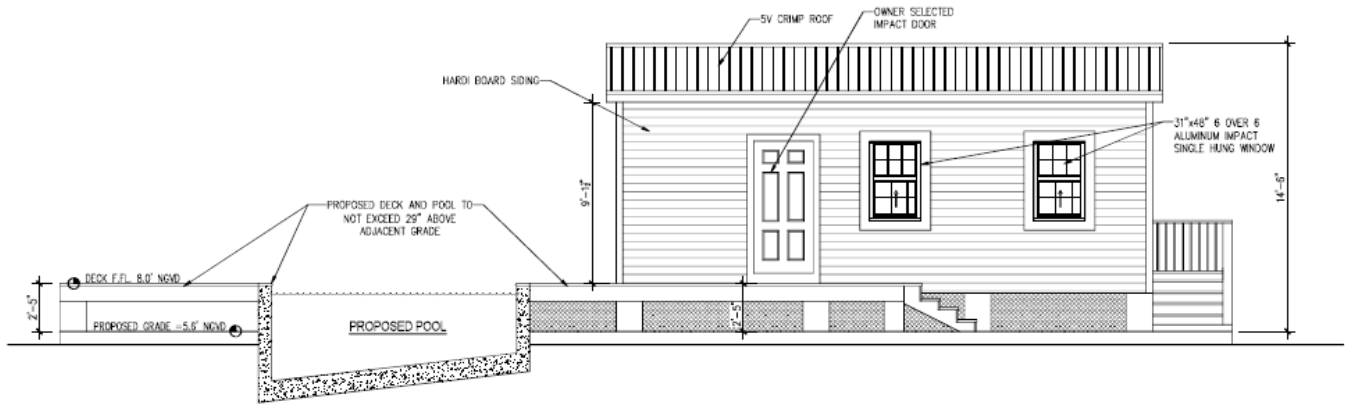
*Proposed Site Plan.*



*Previously Approved Elevations.*



*Proposed Elevations.*



*Proposed Accessory Structure Elevations.*

### **Consistency with Guidelines Cited Guidelines:**

Staff finds the design to be generally compatible with the existing structure and surrounding context. The proposed side addition fits the design of the house. The proposed scale, massing and textures of the new addition are in keeping with the historic house and surrounding structures. Additionally, the proposed gable roof will be lower than the current historic rear gable roof next to it and will also have metal shingle roofing. The structure also follows the Guidelines for additions. Guideline 1 states that “additions shall require no or minimal changes to the character defining features of a building and its site.” The two new accessory structures would not alter any character-defining features of the property. Staff’s only concern is that the street facing elevation has no windows or doors, creating a blank wall. Staff recommends adding a window or faux shutters to eliminate the blank wall.

The proposed accessory structures also follow Guidelines 1 and 3 of outbuildings. Both accessory structures are compatible with the main structure on the property in materials, design, height, scale, and massing. It also will not exceed the height of the principal structures on the site. The design is subordinate in scale and will be shorter in height than the main building, which helps maintain a clear hierarchy between the two structures. Staff opines that the overall design is cohesive with the surrounding context. Guideline 2 of Outbuildings states that “no accessory structure may be built in the front yard of a structure in the historic district.” Also, Guideline 6 of New Construction states “A new building shall be situated on its site in a manner similar to directly adjacent historic buildings of the same typology. This includes consideration of building setbacks, orientation and front and side yards open space. The proposed accessory structure is close to the front of the lot compared to most other accessory structures within the historic district. However, staff would like to note that there is historical precedent on this lot as the historic photo shows the original accessory structure on the property set further forward on the property.

The pool, pool deck, and pool equipment will be located on the side and rear of the structure and will be blocked from view by the proposed accessory structure, following all of the pool guidelines. There will be a new 6 foot fence in front of the proposed accessory structure matching the previously approved 6 foot fence on the other side of the main house.

### **Criteria for Demolition:**

Since the accessory structure under review 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 accessory structure 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 accessory structure 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 accessory structure is not historic. 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 the Commission finds the design appropriate this will be the only required reading for demolition.

# APPLICATION

# HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS

\$463.05 NON-REFUNDABLE BASE APPLICATION FEE - OTHER FEES MAY BE APPLICABLE Rev 10/02/2022 ET



City of Key West

1300 City Street  
 Key West, Florida 33040

RECORD	REVISION	INITIALS
LOAD	OOIGDISTRICT	LDGPERMIT

**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:

	PHONE NUMBER 305-334-0000
	EMAIL vm070s@gmail.com
	PHONE NUMBER 305-301-1300
	EMAIL atil@sdrafting@gmail.com
City of Key West, Florida 33040	
<i>Jonathan Juarez</i>	DATE 3/0/00

**ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.**

FLORIDA STATE STATUTE 37.0000 OVERVIEW OF GLIMMER SHELLS STATEMENT OF RITIGOOD IT TO THE TO MISLEAD PUBLIC SERVANT TO PERFORM COORDINATE IS OR R O C I L D T S ALL G I L T O O M I S D M O R O T S C O D D G R P O I S L P R S E C T I O 77.0000 OR 77.003. T P P L I C T O R T O R R C O O L D G S T T T S C O P O O R S D D E S C R I P T I O T P P L I C T I O S O L L T T S C O P O O R T T S I C O T M P L T D T P P L I C T O D T C I T T O P P L I C T O R T O R S T I P L E T S T T S O L D O R T O R C T I O T T O C I T O R C O D I G T S C O P O D D E S C R I P T I O O R S D D E S C R I P T I O R I O D D T T R I S C O C L I C T I G O R M T I O T T O D D E S C R I P T I O O R O D D T T S O M I T T D P L O S T T O R M O T I O D D E S C R I P T I O O R S O L L C O T R O L L I G O

PROJECT INCLUDES: REPLACEMENT OF WINDOWS\_\_\_ RELOCATION OF A STRUCTURE\_\_\_ ELEVATION OF A STRUCTURE\_\_\_  
 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:
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](mailto:CITY_HARC@CITYOFKEYWEST-FL.GOV)**

<b>ACCESSORY STRUCTURE(S):</b>	
<b>PAVERS:</b>	<b>FENCES:</b>
<b>DECKS:</b>	<b>PAINTING:</b>
<b>SITE (INCLUDING GRADING, FILL, TREES, ETC):</b>	<b>POOLS (INCLUDING EQUIPMENT):</b>
<b>ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):</b>	<b>OTHER:</b>

<b>OFFICIAL USE ONLY:</b>	<b>HARC COMMISSION REVIEW</b>	<b>EXPIRES ON:</b>
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
ZONING DISTRICT <b>HMDR</b>	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	1428 Virginia St. Key West, Florida
PROPERTY OWNER'S NAME:	Victor Borelli
APPLICANT NAME:	Jonathan Tavaréz (Nautilus Drafting and Design Services)

*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 	VICTOR Borelli	3/20/2026
		DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION
Remove existing side portion of existing main home. And demolish existing rear addition of accessory structure

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:
<b>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):</b>
(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.
(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.
The demolition of the accessory structure have no distinctive characteristics as they are not original.
Just a portion of the side wall is to be opened for the proposed side addition.

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.

Is not.

(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.

No

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

No

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

No

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

No

(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.

No

(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.

No

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,
No

**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.

No

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

No

(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.

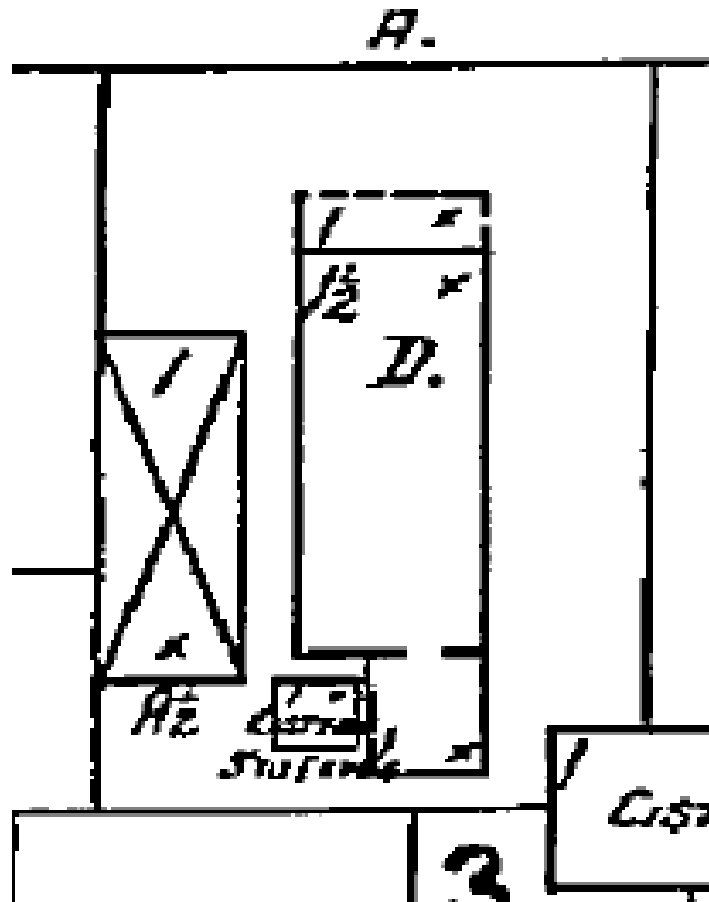
No

(4) Removing buildings or structures that would otherwise qualify as contributing.

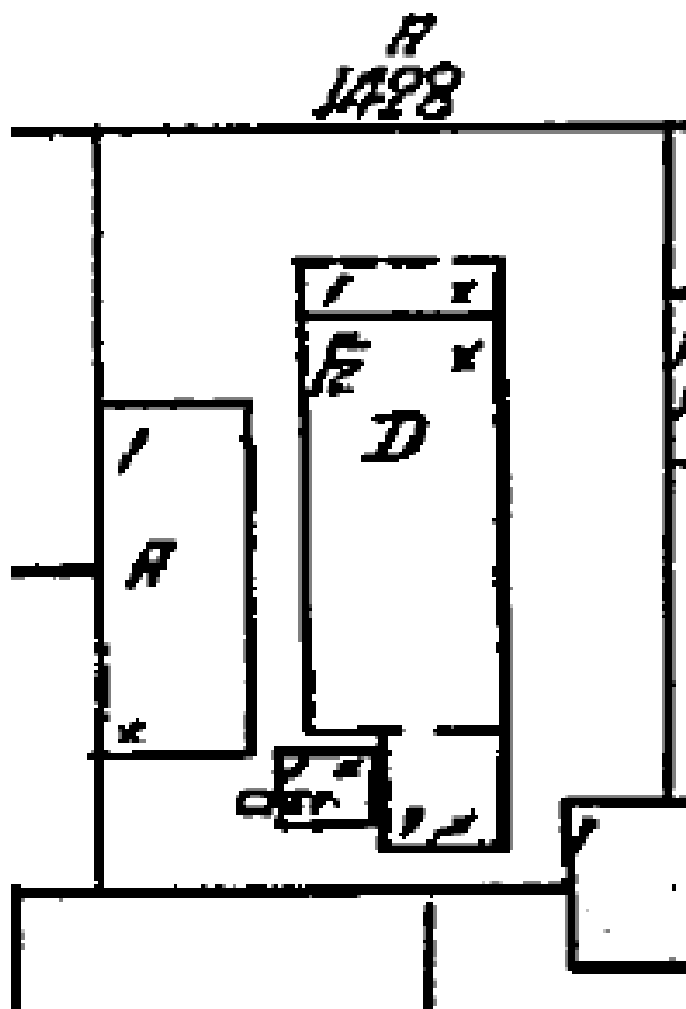
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# SANBORN MAPS

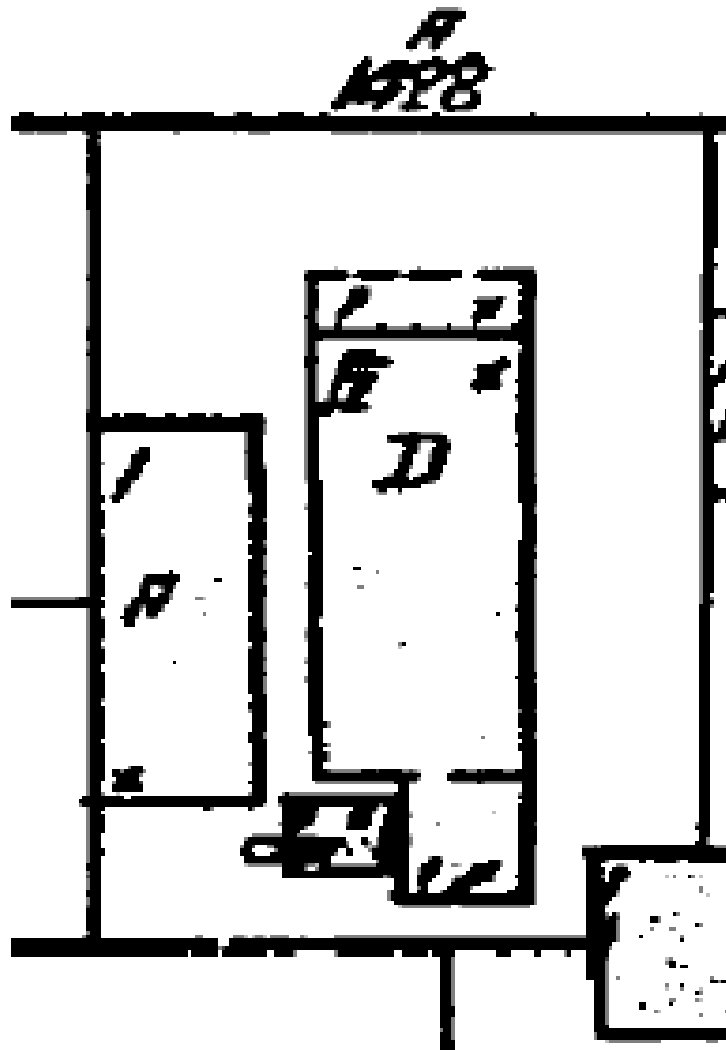
# VIR



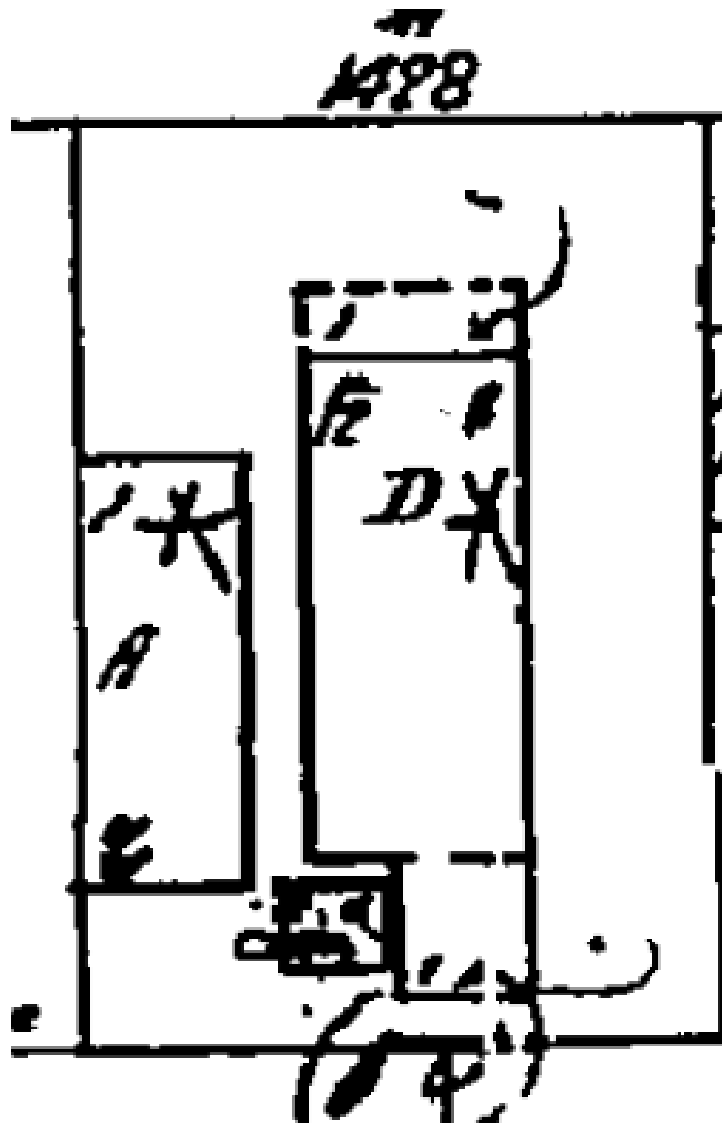
1912 Sanborn Map



1926 Sanborn Map



1948 Sanborn Map



1962 Sanborn Map

# PROJECT PHOTOS

HARC Application photos 1428 Virginia St.

1. Front of 1428 Virginia St. showing side of main house and accessory unit



HARC Application photos 1428 Virginia St.

**2. Rear of existing accessory unit to be demolished**



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1428 Virginia St.

3. Historic photo of property with accessory structure at front of property



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1428 Virginia St.

**4. Existing side elevation of main house**



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1428 Virginia St.

5. Neighboring home at 1402 Virginia St.



HARC Application photos 1428 Virginia St.

**6. Neighboring homes at 1432 Virginia St.**



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1428 Virginia St.

7. Side View of home



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1428 Virginia St.

**8. Side View of home**



Prepared by Nautilus Drafting and Design Services

HARC Application photos 1428 Virginia St.

**9. Across the Street (Bay view Park)**



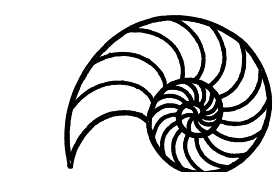
Prepared by Nautilus Drafting and Design Services

# SURVEY



# PROPOSED DESIGN





**NAUTILUS**  
DRAFTING & DESIGN  
SERVICES

CONTACT INFO:  
JONATHAN TAVAREZ  
EMAIL:  
NAUTILUSDRAFTING@GMAIL.COM  
CELLPHONE:  
305-906-1530

**HARC PLAN**  
1428 VIRGINIA ST.  
KEY WEST, FLORIDA

Drawn By: JMT

Project No. Scale:  
AS NOTED

AutoCad File No.

Revisions:

Title: EXISTING  
ACCESSORY  
STRUCTURE  
FLOOR PLAN AND  
ELEVATIONS

Sheet Number:

**D-1**

Date: 4.2.2026



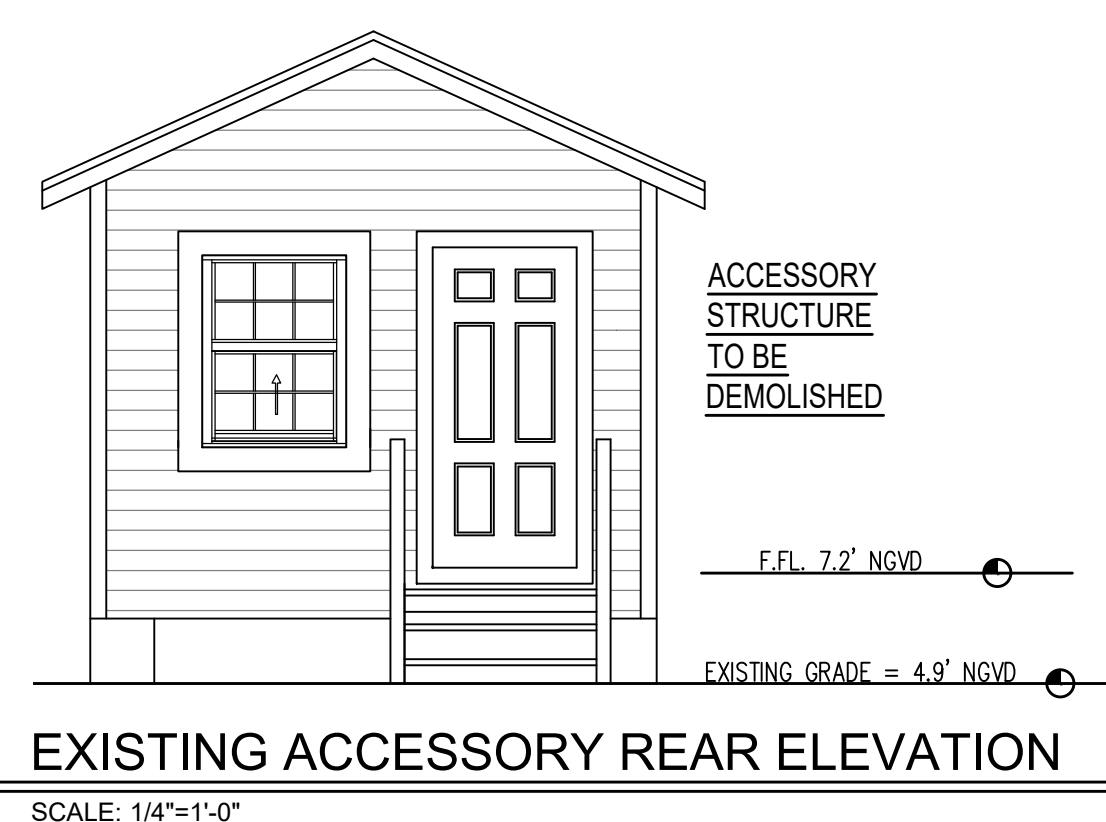
**EXISTING ACCESSORY SIDE ELEVATION**

SCALE: 1/4"=1'-0"



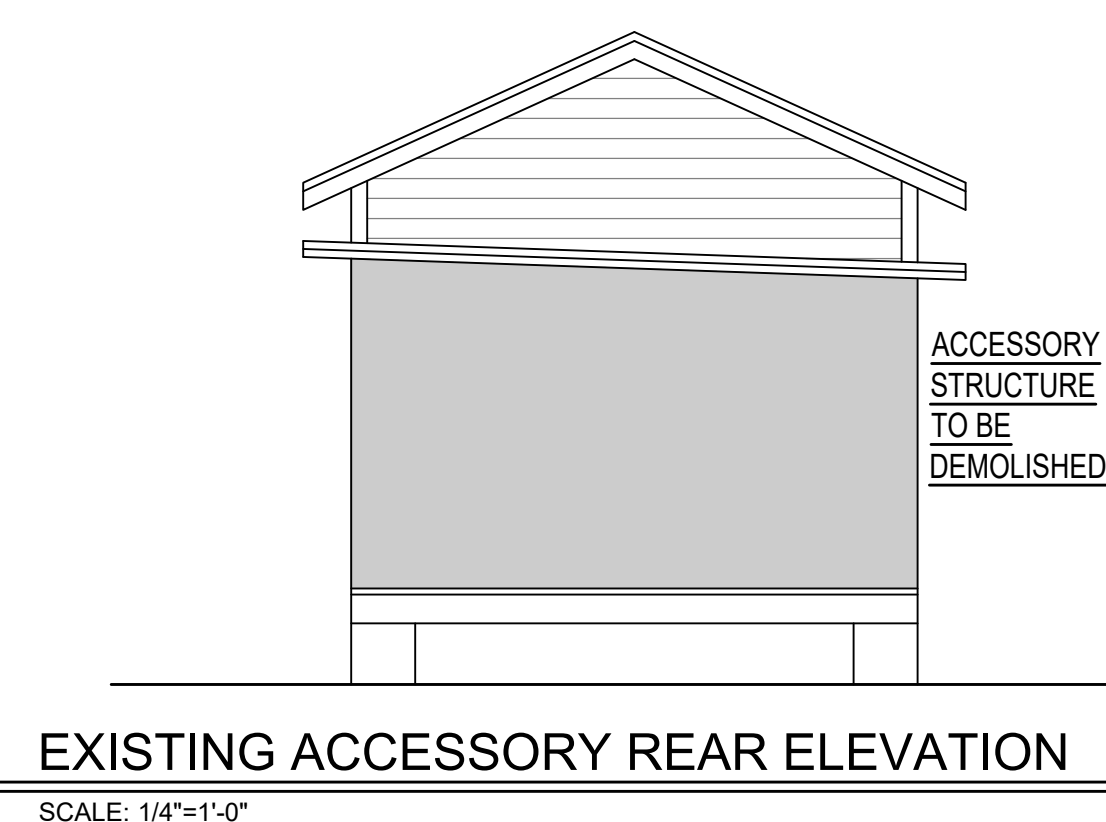
**EXISTING ACCESSORY SIDE ELEVATION**

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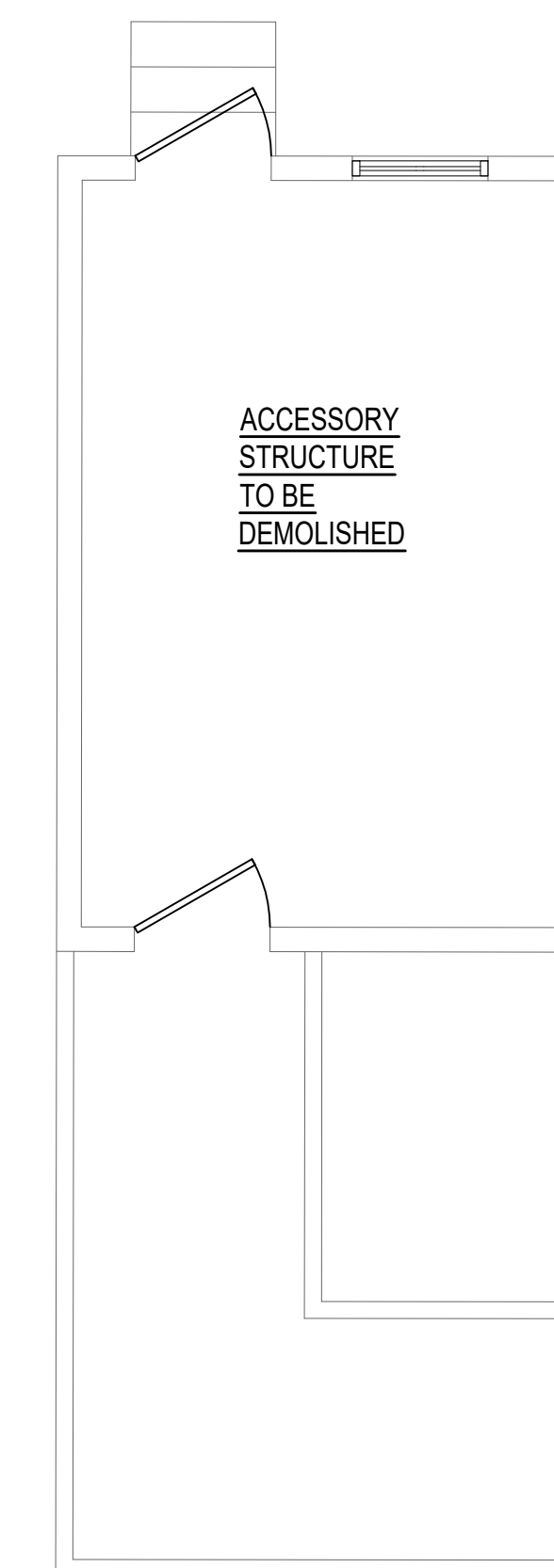
**EXISTING ACCESSORY REAR ELEVATION**

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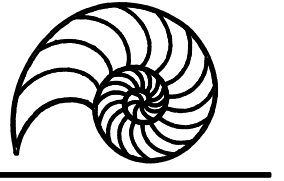
**EXISTING ACCESSORY REAR ELEVATION**

SCALE: 1/4"=1'-0"



**EXISTING ACCESSORY STRUCTURE PLAN**

SCALE: 1/4"=1'-0"



**NAUTILUS  
DRAFTING & DESIGN  
SERVICES**

CONTACT INFO:  
JONATHAN TAVAREZ  
EMAIL:  
NAUTILUSDRAFTING@GMAIL.COM  
CELLPHONE:  
305-906-1530

**HARC PLAN**

1428 VIRGINIA ST.  
KEY WEST, FLORIDA

Drawn By: JMT

Project No. Scale:  
AS NOTED

AutoCad File No.

Revisions:

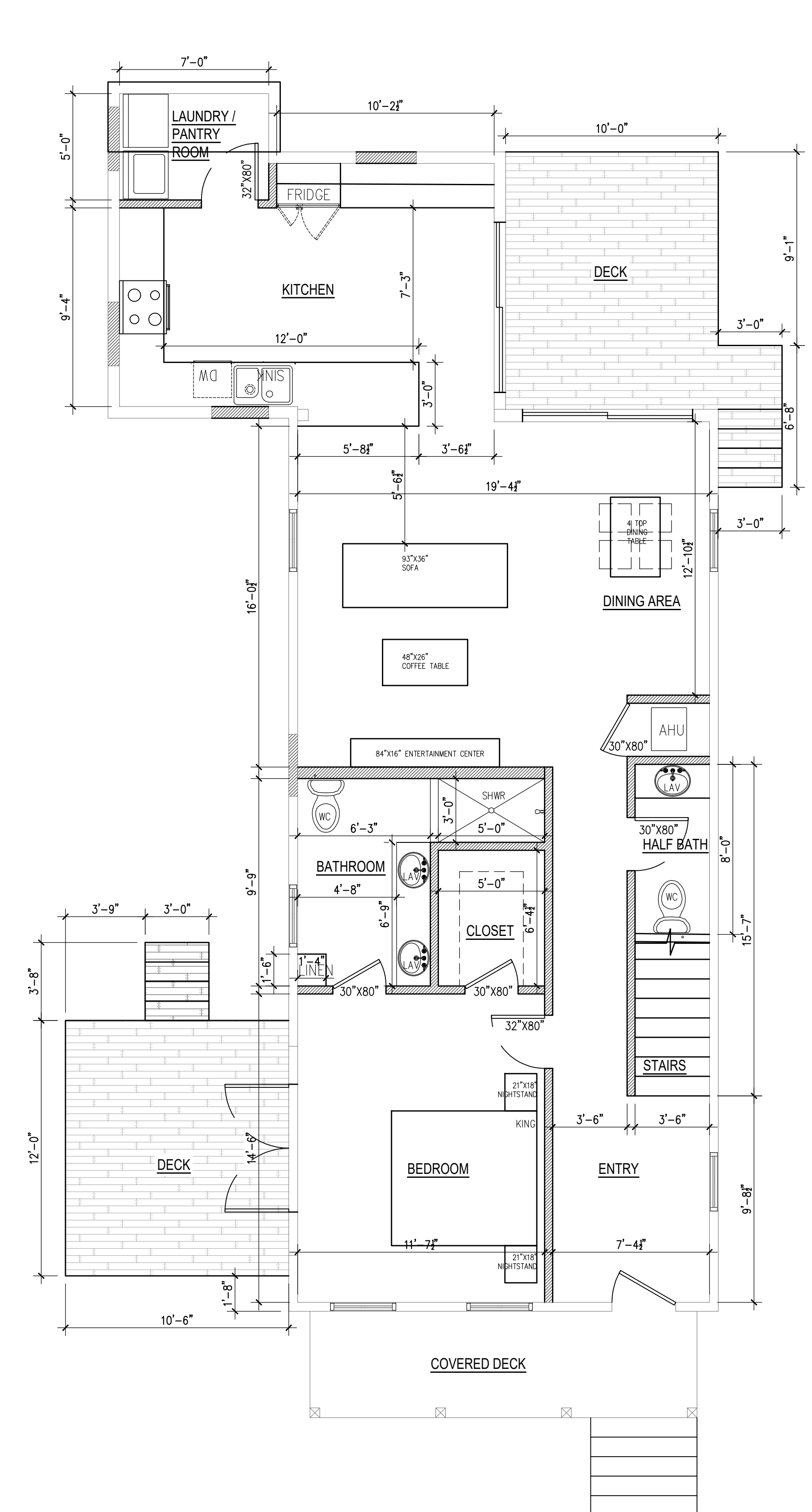
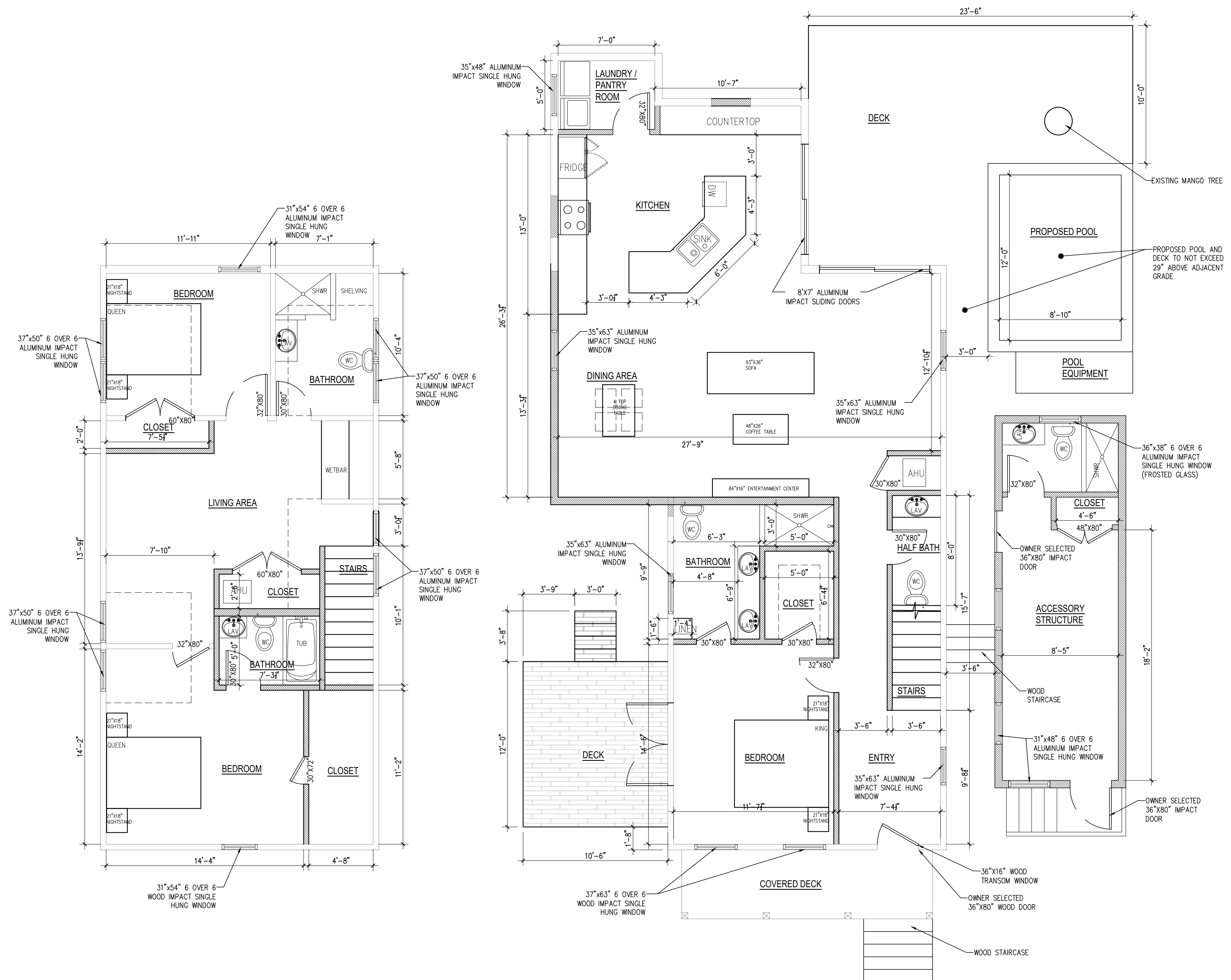
Title:

PROPOSED  
FLOOR PLANS

Sheet Number:

**A-1**

Date: 4.2.2026



**PROPOSED SECOND FLOOR PLAN**

SCALE: 1/4"=1'-0"



**PROPOSED OVERALL 1ST FLOOR PLAN**

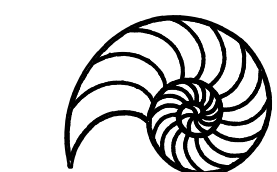
SCALE: 1/4"=1'-0"



**PREVIOUSLY PROPOSED OVERALL 1ST FLOOR PLAN**

SCALE: 1/4"=1'-0"





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**HARC PLAN**  
1428 VIRGINIA ST.  
KEY WEST, FLORIDA

Drawn By: JMT

Project No. Scale:  
AS NOTED

AutoCad File No.

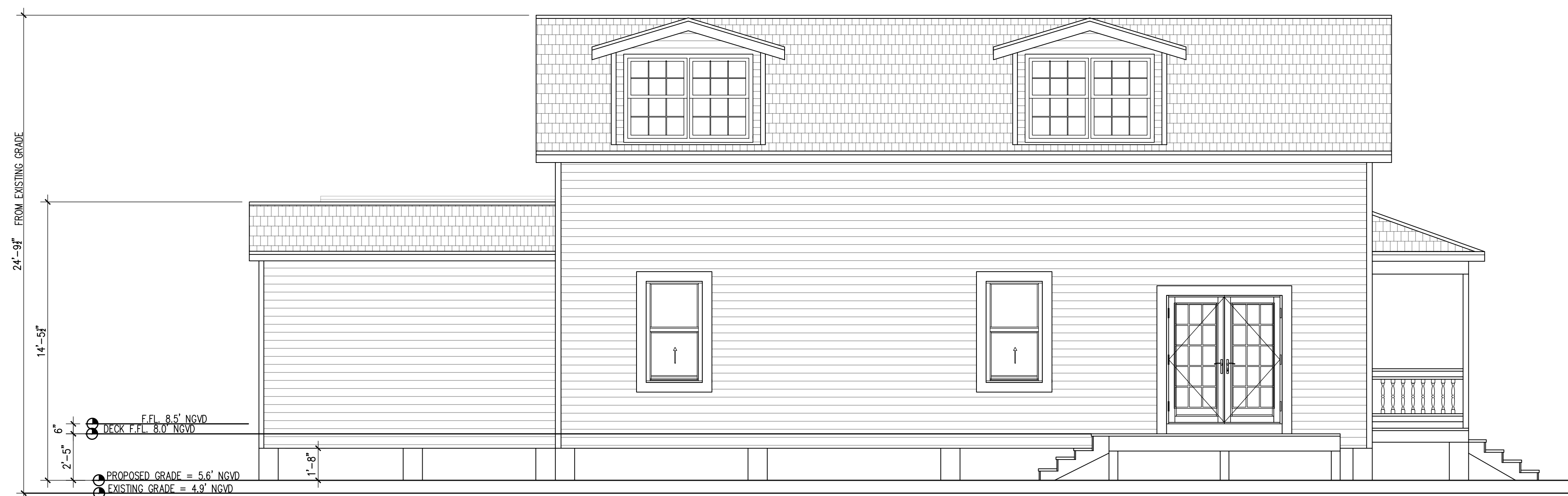
Revisions:

Title:  
**PREVIOUSLY APPROVED  
MAIN HOUSE  
ELEVATIONS**

Sheet Number:

**A-3**

Date: 4.2.2026



**PREVIOUSLY APPROVED SIDE ELEVATION**

SCALE: 1/4"=1'-0"



**PREVIOUSLY APPROVED SIDE ELEVATION**

SCALE: 1/4"=1'-0"



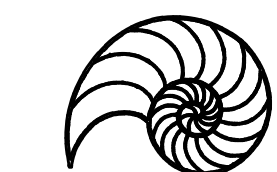
**PREVIOUSLY APPROVED REAR ELEVATION**

SCALE: 1/4"=1'-0"



**PREVIOUSLY APPROVED FRONT ELEVATION**

SCALE: 1/4"=1'-0"



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SERVICES

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CELLPHONE:  
305-906-1530

**HARC PLAN**

1428 VIRGINIA ST.  
KEY WEST, FLORIDA

Drawn By: JMT

Project No. Scale:  
AS NOTED

AutoCad File No.

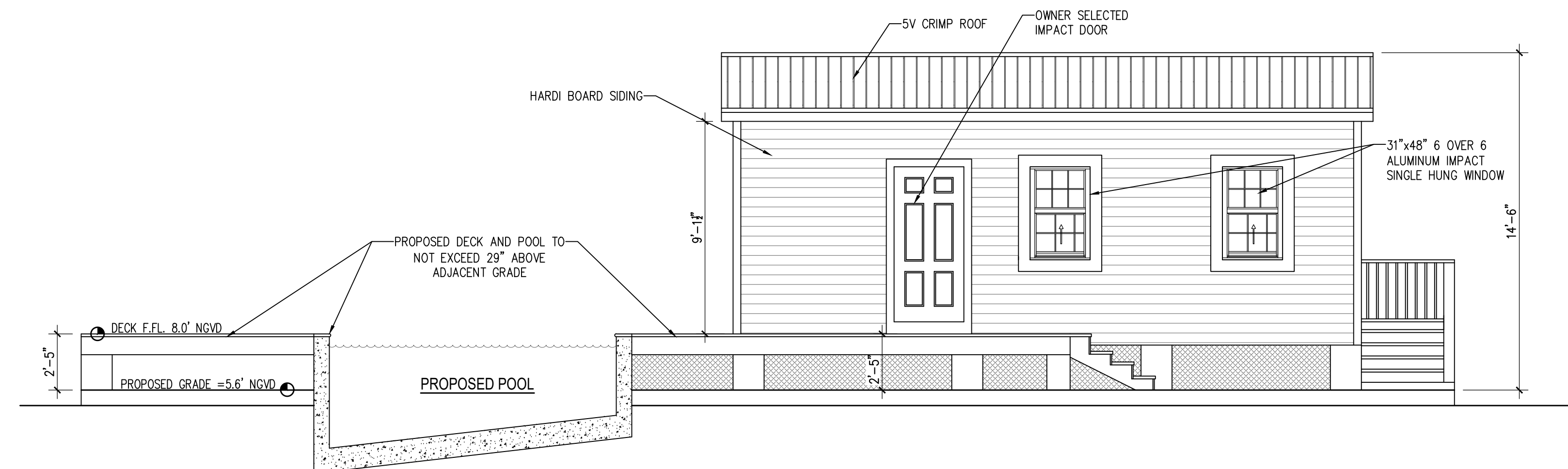
Revisions:

Title:  
**PROPOSED  
ACCESSORY  
FLOOR PLAN AND  
ELEVATIONS**

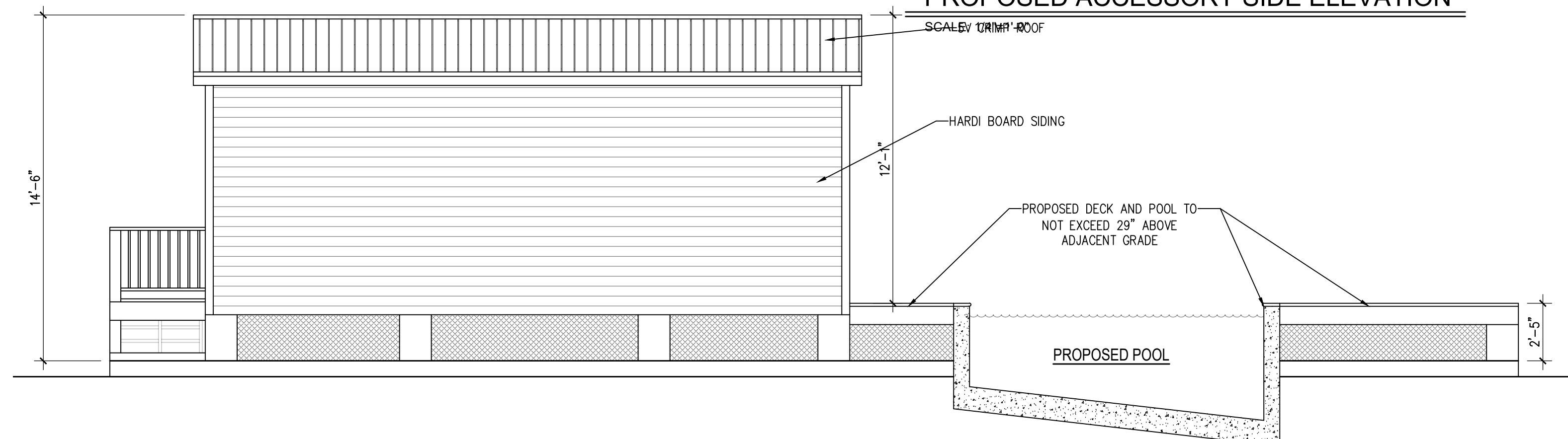
Sheet Number:

**A-4**

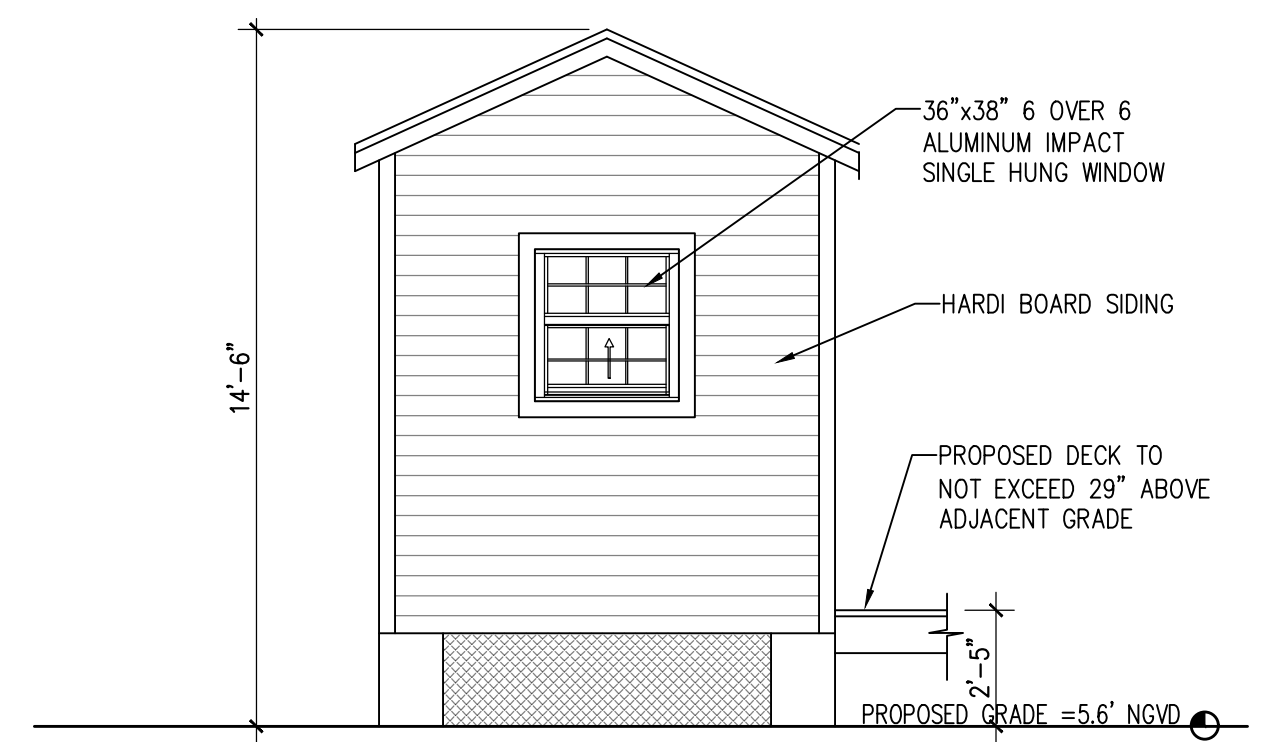
Date: 4.2.2026



**PROPOSED ACCESSORY SIDE ELEVATION**

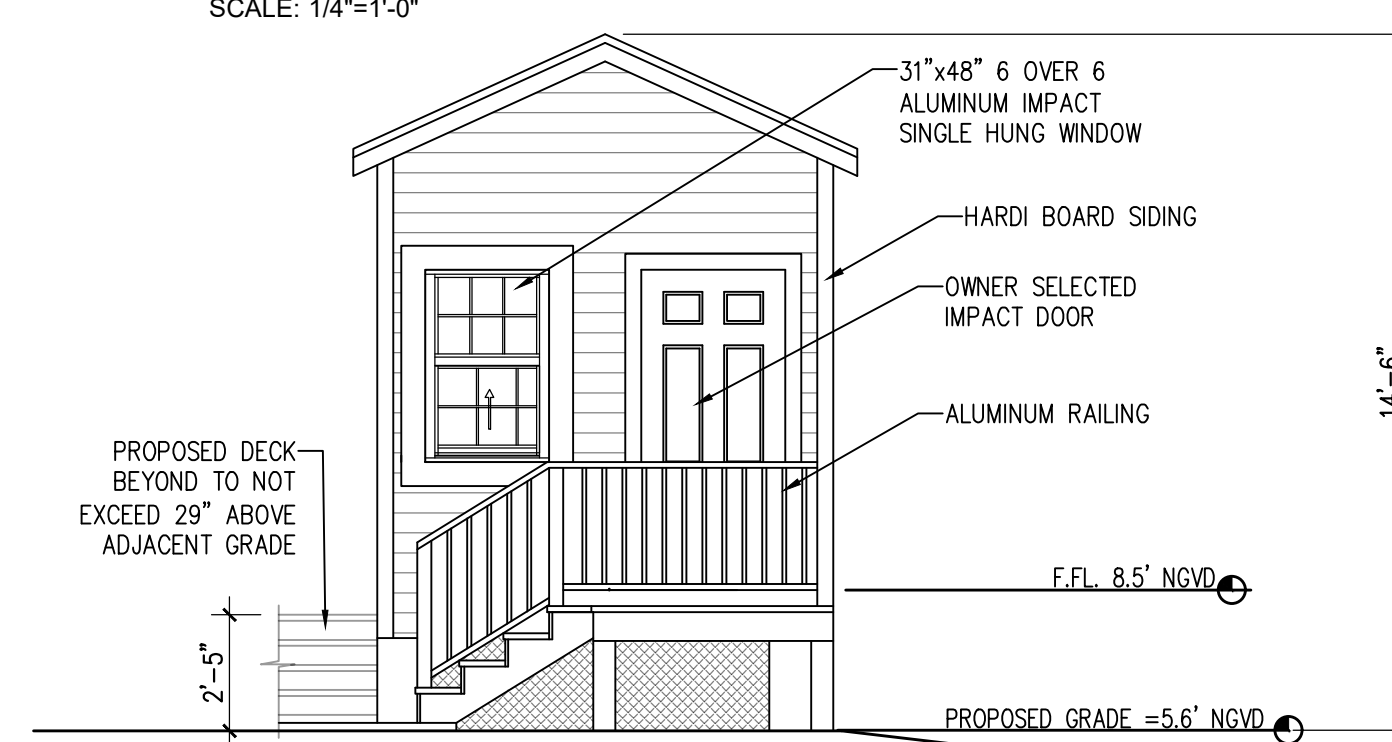


**PROPOSED ACCESSORY SIDE ELEVATION**



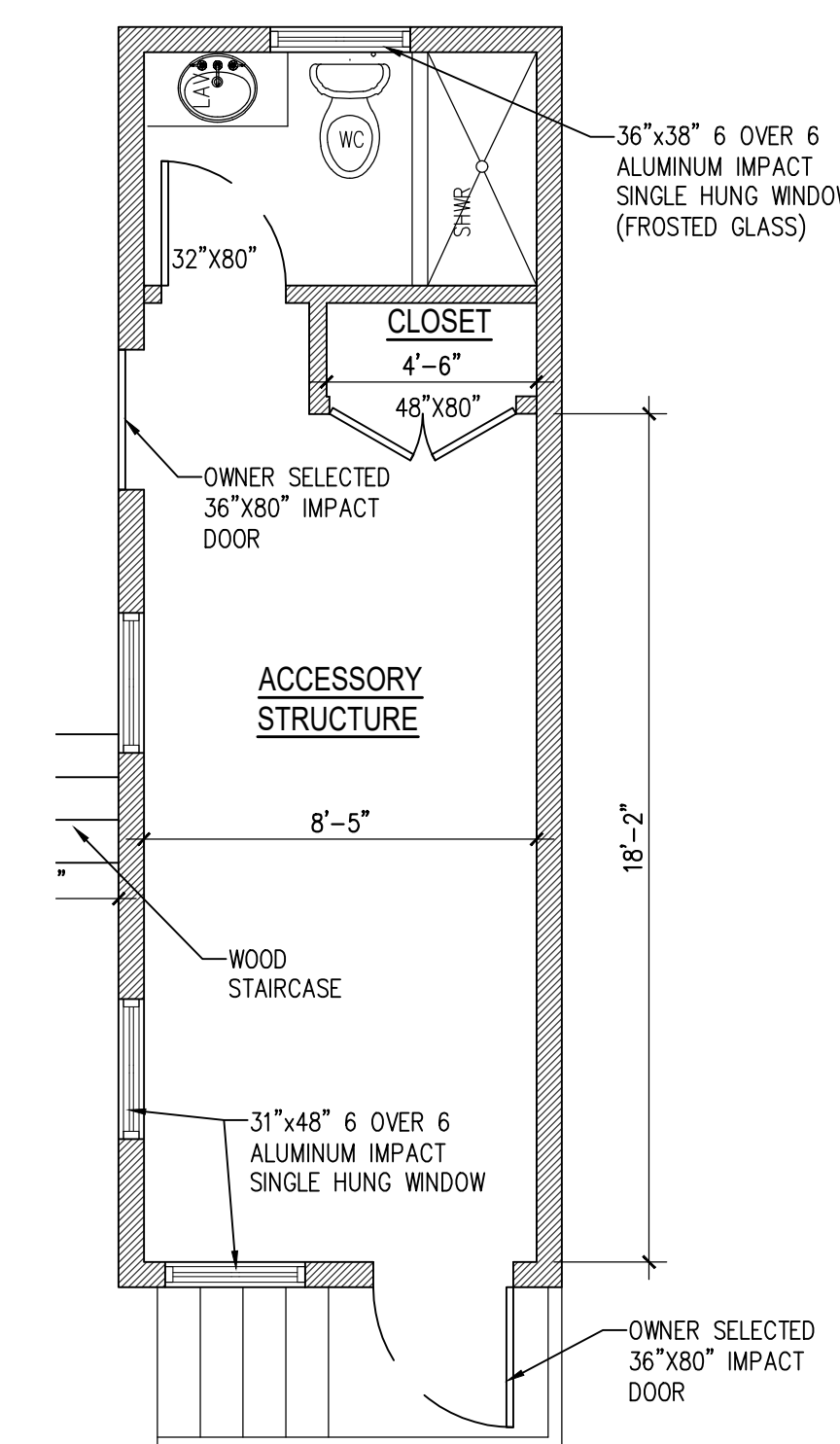
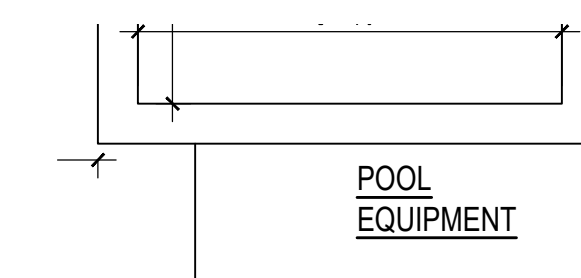
**PROPOSED ACCESSORY REAR ELEVATION**

SCALE: 1/4"=1'-0"



**PROPOSED ACCESSORY FRONT ELEVATION**

SCALE: 1/4"=1'-0"



**PROPOSED ACCESSORY FLOOR PLAN**

SCALE: 1/4"=1'-0"

# NOTICING

# Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m. April 28, 2026, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**NEW ADDITION ON NORTHEAST ELEVATION OF MAIN STRUCTURE. NEW  
ACCESSORY STRUCTURE FORWARD ON THE LOT. NEW POOL, POOL  
DECK, AND SITE IMPROVEMENTS. DEMOLITION OF NON-HISTORIC  
ACCESSORY STRUCTURE AND SITE FEATURES.**

**#1428 VIRGINIA STREET**

**Applicant –Nautilus Drafting & Design Services Application #C2026-0020**

If you wish to see the application or have any questions, you may visit the Growth Management Department during regular office hours at 1300 White Street, call 305-809-3973 or visit our website at [www.cityofkeywest-fl.gov](http://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.



Public Meeting Notice

WARNING Security Cameras In Use

# 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 00034260-000000  
 Account# 1035181  
 Property ID 1035181  
 Millage Group 10KW  
 Location 1428 VIRGINIA St, KEY WEST  
 Address  
 Legal KW ISLAND CITY SUB PB1-26 LOT 5 SQR 3 TR 14 H2-287 OR405-975 OR1170-441  
 Description OR1170-442 OR1487-1873 OR2657-2255 OR2755-807 OR2983-133  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6096  
 Property Class MULTI-FAMILY DUPLEX (0802)  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



### Owner

GARCIA MIRITA  
 5750 Camino del Sol  
 Apt 201  
 Boca Raton FL 33433

### Valuation

	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
+ Market Improvement Value	\$289,265	\$290,637	\$296,253	\$303,479
+ Market Misc Value	\$1,490	\$1,135	\$1,135	\$1,135
+ Market Land Value	\$696,060	\$718,543	\$529,689	\$456,846
= Just Market Value	\$986,815	\$1,010,315	\$827,077	\$761,460
= Total Assessed Value	\$856,934	\$779,031	\$708,210	\$643,827
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$986,815	\$1,010,315	\$827,077	\$761,460

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$718,543	\$290,637	\$1,135	\$1,010,315	\$779,031	\$0	\$1,010,315	\$0
2023	\$529,689	\$296,253	\$1,135	\$827,077	\$708,210	\$0	\$827,077	\$0
2022	\$456,846	\$303,479	\$1,135	\$761,460	\$643,827	\$0	\$761,460	\$0
2021	\$364,218	\$219,944	\$1,135	\$585,297	\$585,297	\$0	\$585,297	\$0
2020	\$379,506	\$222,999	\$1,135	\$603,640	\$603,640	\$0	\$603,640	\$0
2019	\$375,908	\$210,780	\$1,135	\$587,823	\$587,823	\$0	\$587,823	\$0
2018	\$334,541	\$213,835	\$1,135	\$549,511	\$549,511	\$0	\$549,511	\$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
MULTI RES DRY (080D)	4,441.00	Square Foot	54.3	81.8

**Buildings**

<b>Building ID</b>	2731	<b>Exterior Walls</b>	ABOVE AVERAGE WOOD with 24% WD FRAME
<b>Style</b>	2 STORY ELEV FOUNDATION	<b>Year Built</b>	1933
<b>Building Type</b>	M.F. - R2 / R2	<b>EffectiveYearBuilt</b>	2007
<b>Building Name</b>		<b>Foundation</b>	WD CONC PADS
<b>Gross Sq Ft</b>	2428	<b>Roof Type</b>	GABLE/HIP
<b>Finished Sq Ft</b>	1416	<b>Roof Coverage</b>	METAL
<b>Stories</b>	2 Floor	<b>Flooring Type</b>	SFT/HD WD
<b>Condition</b>	AVERAGE	<b>Heating Type</b>	NONE with 0% NONE
<b>Perimeter</b>	268	<b>Bedrooms</b>	4
<b>Functional Obs</b>	0	<b>Full Bathrooms</b>	3
<b>Economic Obs</b>	0	<b>Half Bathrooms</b>	0
<b>Depreciation %</b>	26	<b>Grade</b>	500
<b>Interior Walls</b>	WALL BD/WD WAL	<b>Number of Fire Pl</b>	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	108	0	0
FHS	FINISH HALF ST	840	0	0
FLA	FLOOR LIV AREA	1,416	1,416	0
OPU	OP PR UNFIN LL	48	0	0
OOU	OP PR UNFIN UL	16	0	0
<b>TOTAL</b>		<b>2,428</b>	<b>1,416</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1989	1990	0x0	1	296 SF	2
WALL AIR COND	1989	1990	0x0	1	3 UT	1

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
10/1/2025	\$750,000	Warranty Deed	2517397	3347	1419	98 - Unqualified	Improved		
8/16/2019	\$100	Quit Claim Deed	2235154	2983	0133	11 - Unqualified	Improved		
8/16/2019	\$100	Quit Claim Deed	2235154	2983	133	14 - Unqualified	Improved		
9/21/2013	\$0	Quit Claim Deed		2755	807	11 - Unqualified	Improved		
9/21/2013	\$0	Quit Claim Deed		2657	2255	11 - Unqualified	Improved		
1/14/1992	\$0	Quit Claim Deed	2231191	2978	516	11 - Unqualified	Improved		

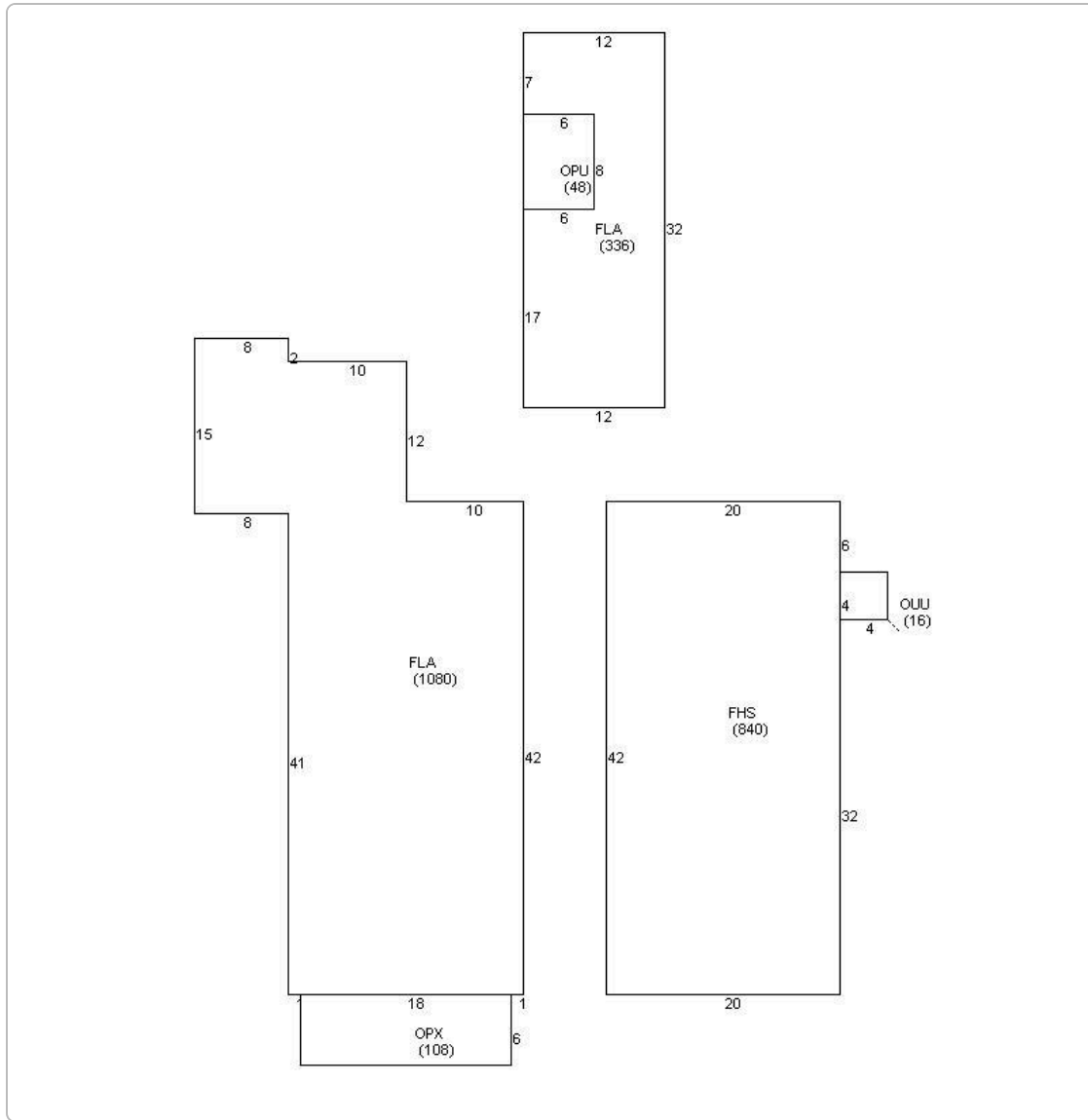
**Permits**

Number	Date Issued	Status	Amount	Permit Type	Notes
13-1203	03/27/2013	Completed	\$3,800	Residential	REMOVE & REPLACE EXTERIOR STAIRS AS PER DRAWINGS, REPLACE APPROX 200 LF +/- AND FRAMING, ADD 2 x 8 BLOCKS TO SECURE STAIRS
13-1028	03/18/2013	Completed	\$50		DEMO KITCHEN SINK, ALL CABINETS & COUNTER TO SEAL ALL PLUMBING & ELECTRIC OUTLETS IN ACCESSORY UNIT
04-1562	05/14/2004	Completed	\$2,000		SEWER LATERAL
04-0689	03/25/2004	Completed	\$500		ELECTRICAL
9600720	02/05/1996	Completed	\$5,500	Residential	NEW STRUCTURES

**View Tax Info**

[View Taxes for this Parcel](#)

**Sketches (click to enlarge)**



Photos



### Map



### TRIM Notice

[2025 TRIM Notice \(PDF\)](#)

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[Contact Us](#)

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 **SCHNEIDER**  
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