

Staff Report

Historic Architectural Review Commission

Staff Report Item 9

- Meeting Date:** January 22, 2013
- Applicant:** Gary Burchfield, Contractor
- Application Number:** H13-01-053
- Address:** #300 Front Street
- Description of Work:** Remove existing storefront window on right side. Reconfigure center section to create new entrance with new wood bi-fold full light doors and paint to match.
- Building Facts:** Building is not listed in the surveys. The two story commercial building has received significant changes, since 2008, as a whole structure, including the second floor that was destroyed by a fire. Mr. Burchfield has been the contractor for the whole project.
- Guidelines Cited in Review:** Commercial storefronts and signage (page 46), specifically second paragraph;
- Basic storefront design elements include display windows with thin framing, a recessed entrance, a cornice or horizontal sign panel at the top of the bulkhead, and a low bulkhead which protects the windows and defines the entrance.*
- Additions/ alterations (pages 36-38a), specifically guideline 3.

Staff Analysis

The Certificate of Appropriateness proposes the removal of a storefront and its replacement with folding doors. The plan depicts the new doors to be recessed from the property line. Staff wants the Commission to be aware that the store floor is higher than the sidewalk. Staff concern with this proposal is that the design just concentrate in the part where one business is located and does not take into account the complete reading of the entire existing façade. It is staff's

opinion that although the proposal is for a small change it will piece mill an existing façade, that although non-historic, it has rhythm and balance.

Consistency with Guidelines

1. The proposed design will change the balance and rhythm of the façade. The storefront will be reduced to more door fenestration.

It is staff's opinion that the proposed plan is inconsistent with the Historic Architectural Guidelines.

Application



CITY OF KEY WEST
BUILDING DEPARTMENT
CERTIFICATE OF APPROPRIATENESS

APPLICATION # H13-01-0053

OWNER'S NAME: 230 E. 7th St. Associates DATE: 1/1/13
OWNER'S ADDRESS: 301 Linclon Rd. Miami Beach PHONE #:
APPLICANT'S NAME: Gary the carpenter PHONE #: 797-0251
APPLICANT'S ADDRESS: 800 Simonton
ADDRESS OF CONSTRUCTION: 300 Front St. # OF UNITS 1

THERE WILL BE A FINAL INSPECTION REQUIRED UNDER THIS PERMIT

DETAILED DESCRIPTION OF WORK:

Remove existing storefront on right side, reconfigure center section to create new entrance with new wood bifold full light doors, paint to match.

Chapter 837.06 F.S.-False Official Statements - Whoever knowingly makes a false statement in writing 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 as provided for in s. 775.082 or 775.083

This application for Certificate of Appropriateness must precede applications for building permits, right of way permits, variances, and development review approvals. Applications must meet or exceed the requirements outlined by the Secretary of the Interior's Standards for Rehabilitation and Key West's Historic Architectural Guidelines.

Once completed, the application shall be reviewed by staff for completeness and either approved or scheduled for presentation to the Historic Architectural Review Commission at the next available meeting. The applicant must be present at this meeting. The filing of this application does not ensure approval as submitted.

Applications that do not possess the required Submittals will be considered incomplete and will not be reviewed for approval.

Date: 1/10/12

Applicant's Signature: [Signature]

Required Submittals

Table with 2 columns: checkbox and description. Includes items like 'SETS OF SCALED DRAWINGS OF FLOOR PLAN, SITE PLAN AND EXTERIOR ELEVATIONS', 'TREE REMOVAL PERMIT', 'PHOTOGRAPHS OF EXISTING BUILDING', 'PHOTOGRAPHS OF ADJACENT BUILDINGS', and 'ILLUSTRATIONS OF MANUFACTURED PRODUCTS TO BE USED SUCH AS SHUTTERS, DOORS, WINDOWS, PAINT COLOR CHIPS, AND AWNING FABRIC SAMPLES'.

Staff Use Only

Date: _____

Staff Approval: _____

Fee Due:\$ _____

HISTORIC ARCHITECTURAL REVIEW APPLICATION

HISTORIC ARCHITECTURAL REVIEW COMMISSION USE ONLY

Approved

Denied

Deferred

Reason for Deferral or Denial:

HARC Comments:

Non-historic

Guidelines for commercial storefronts (p. 46)
Guidelines for additions/alterations (p. 36-38)

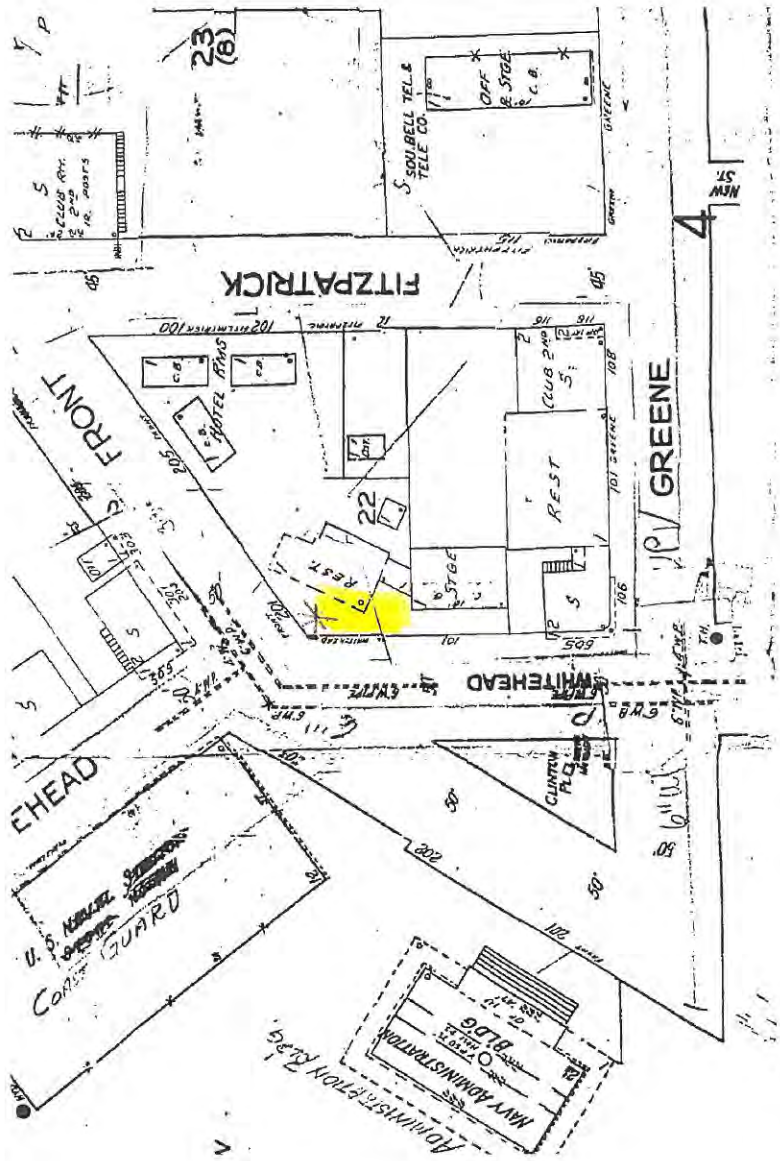
Limit of Work Approved, Conditions of Approval and/or Suggested
Changes:

Date: _____

Signature: _____

Historic Architectural
Review Commission

Sanborn Maps



Sanborn map 1962 Copy 300 Front Street

Project Photos



300 Front Street- Photo circa 1965 Monroe Public Library- Property Appraiser's Records

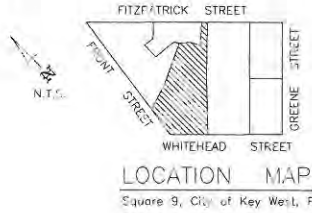




ARTIST
FOR
BOOK



Survey



LEGAL DESCRIPTION:

On the Island of Key West, Monroe County, Florida in Square 9 of William A. Whitehead's Map delineated in 1821, A.D. more particularly described as follows: BEGIN at the intersection of the Northeast right-of-way of Whitehead Street and the Southeast right-of-way of Front Street and run thence Northeasterly along the Southeast right-of-way of Front Street a distance of 39.62 feet; thence run Northeasterly along a line deflected 64°13' to the right, a distance of 35.03 feet; thence run Northeasterly along a line deflected 06°02'20" to the left, a distance of 56.97 feet; thence run Southeasterly along a line deflected 70°13' to the right, a distance of 14.14 feet; thence run Southeasterly along a line deflected 15°22'30" to the right, a distance of 12.95 feet; thence run Northeasterly along a line deflected 103°14'30" to the left, a distance of 29.22 feet to the Northeast boundary of said Square 9; thence run Southeasterly along the Northeast boundary of the said Square 9, a distance of 7.24 feet to a fence; thence run Southwesterly along a line deflected to the right of 90°32'06" and along the said fence, a distance of 71.66 feet; thence run Southwesterly along said fence, deflected 01°38'55" to the left, for a distance of 28 feet; thence continue along the Southeast face of the Southeast wall of Loggia Restaurant, a distance of 42.54 feet to the Southwest boundary of the parcel of land described in the Official Records Book 97, at Page 112-113, of the Public Records of Monroe County, Florida; thence Northeasterly along the Southwesterly boundary of the said parcel described in said Official Records Book No. 97, a distance of 47.39 feet back to the POINT OF BEGINNING.

SURVEYOR'S NOTES:

North arrow based on assumed median
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.234

- Monumentation:**
- = set 1/2" Iron Pipe, P.L.S. No. 2749
 - = Found 1/2" Iron Pipe
 - = Found 1/2" Iron Bar
 - ▲ = Set P.K. Nail, P.L.S. No. 2749
 - ▲ = Found P.K. Nail, P.L.S. No. 1587
- Field Work performed on: 12/10/01

Abbreviations:

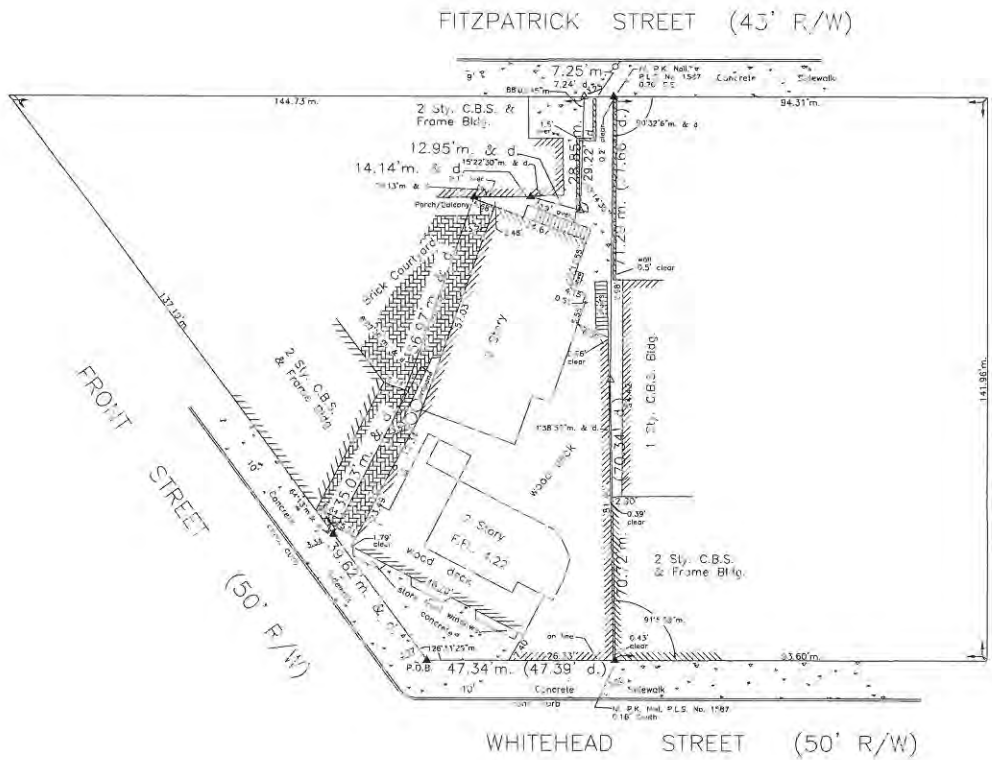
- Sly. = Story
- R/W = Right-of-Way
- Td. = Found
- p. = Plat
- m. = Measured
- M.H.W. = Mean High Water
- N.T.S. = Not to Scale
- C = Centerline
- Elev. = Elevation
- B.M. = Bench Mark
- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning
- w.m. = Water Meter
- Bol. = Bolting
- P.B. = Plat Book
- pg. = page
- C.L.F. = Chain Link Fence
- A/C = Air Conditioner
- O/H = Overhead
- u/g = Underground
- irr. = Irregular
- conc. = concrete
- I.P. = Iron Pipe
- I.B. = Iron Bar
- C.B. = Concrete Block
- C.B.S. = Concrete Block Structure
- cov'd. = Covered
- w. = Wood

CERTIFICATION:

I HEREBY CERTIFY that the attached BOUNDARY 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 61G17-6, 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



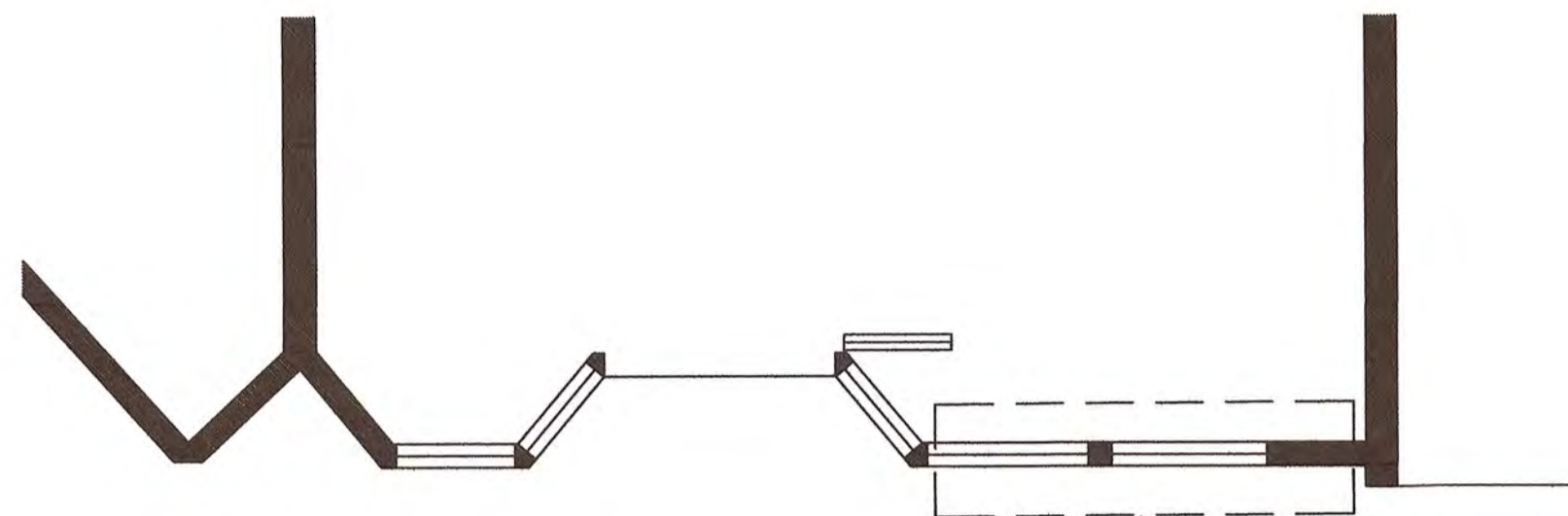
Block 9

Cap'tain Hornblower, (Joseph Cohen) Front & Whitehead Street, Key West, Fl. 32040			
BOUNDARY SURVEY		Dwn. No. 01-444	
Scale: 1"=20'	R-F 40-37	Flood panel No. 1718 H	Dwn. Etr. F.H.N.
Date: 1/7/02	184-42	Flood Zone: AE	Flood Elev. =
PROVISIONS AND/OR ADJUSTMENTS			

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

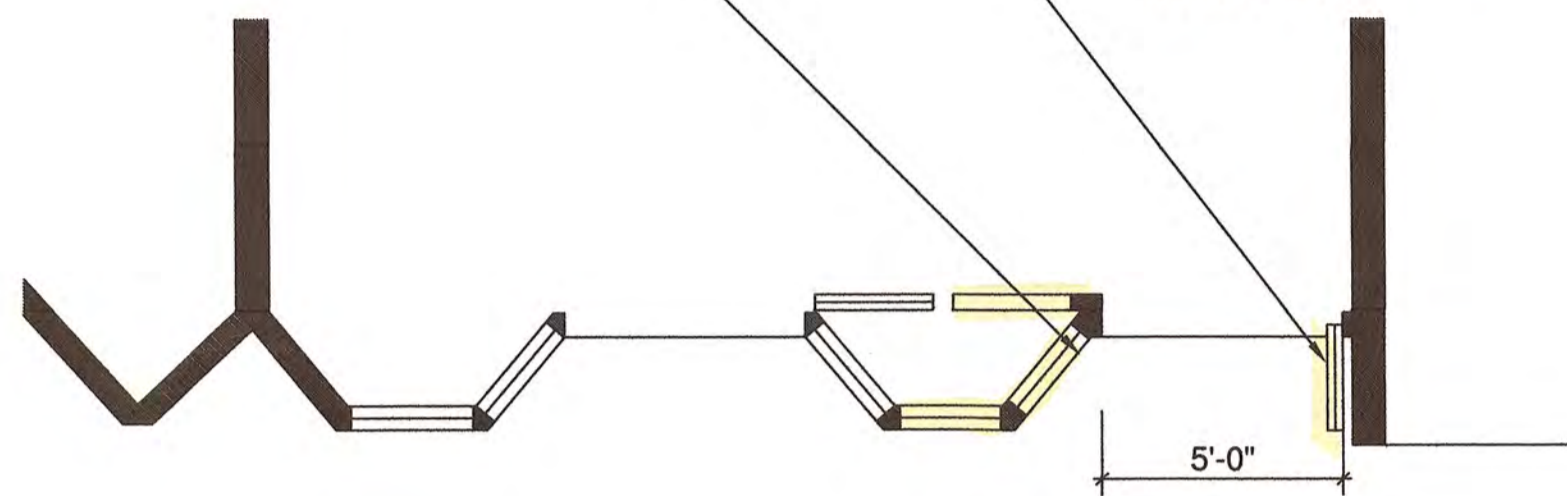
3153 Northside Drive
Suite 101
Key West, Fl. 32040
(305) 293-0466
Fax: (305) 293-0277

Proposed design



EXISTING STOREFRONT PLAN

1/4"=1'-0"



NEW STOREFRONT PLAN

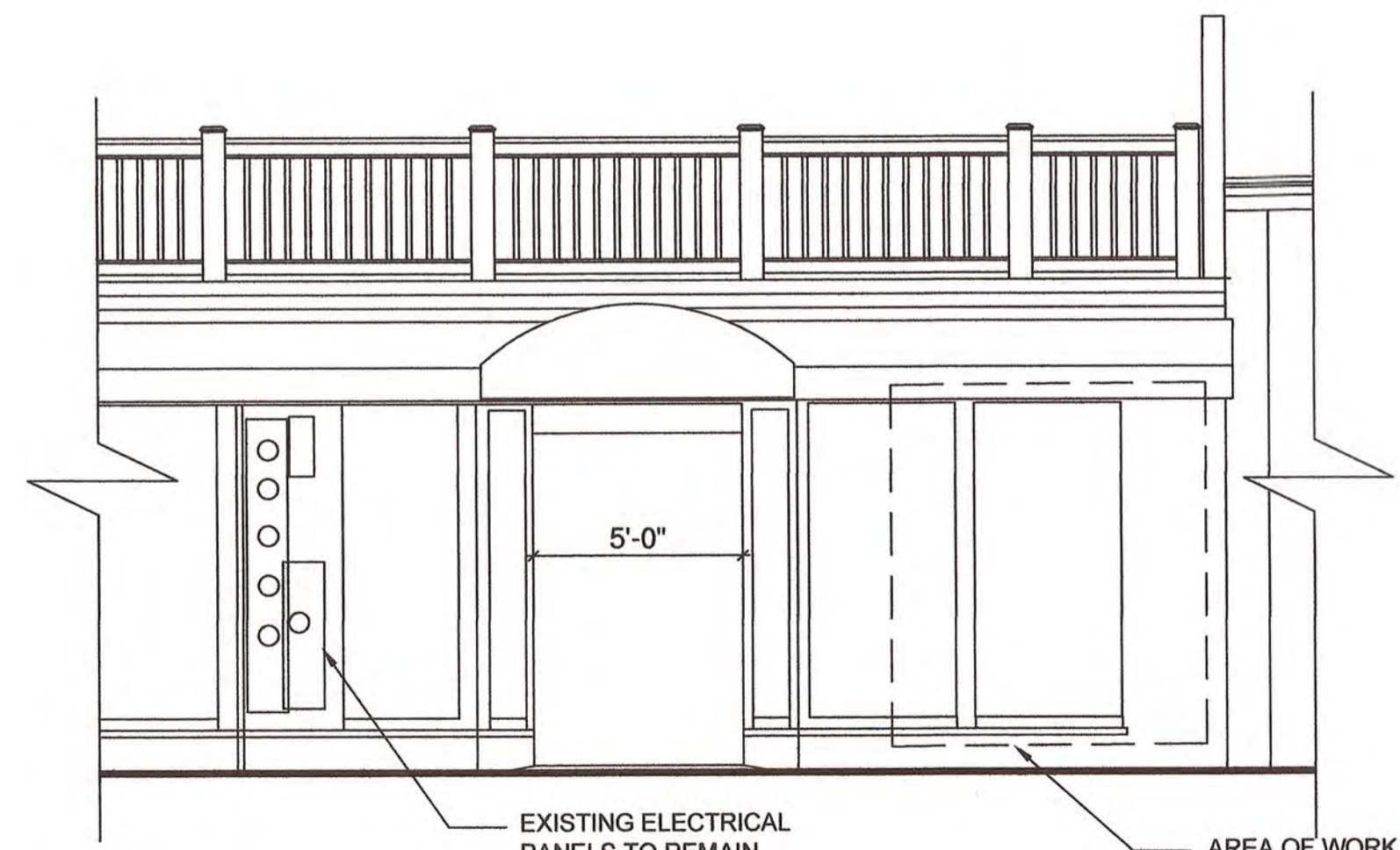
1/4"=1'-0"

NEW FIXED WINDOW
TO MATCH EXISTING
ON OTHER SIDE

BIFOLD WOOD DOORS W/ LITE
TO MATCH EXISTING CENTER
ENTRANCE DOORS

5'-0"

AREA OF WORK

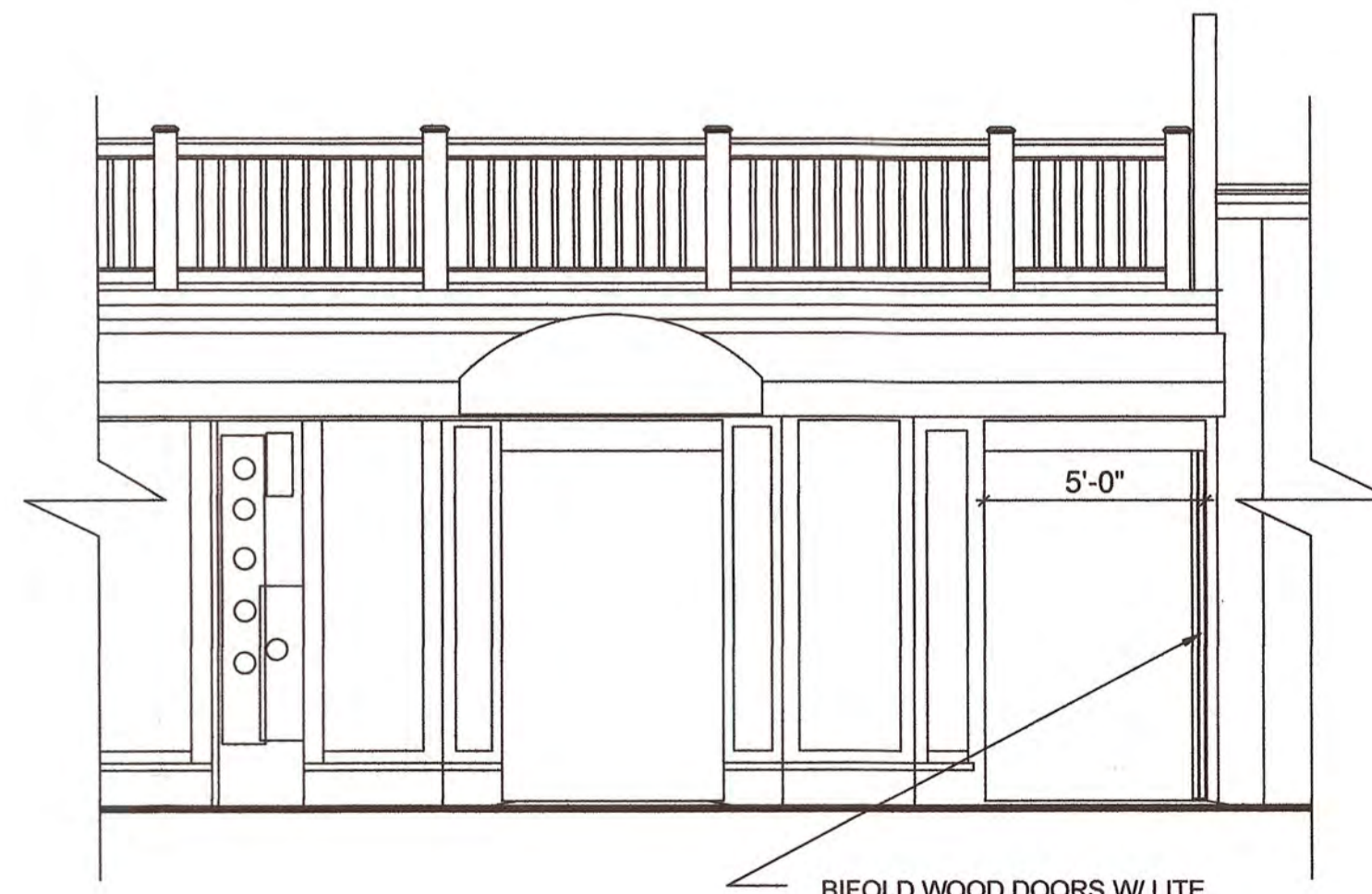


EXISTING ELEVATION

1/4"=1'-0"

EXISTING ELECTRICAL
PANELS TO REMAIN.

AREA OF WORK



NEW ELEVATION

1/4"=1'-0"

BIFOLD WOOD DOORS W/ LITE
TO MATCH EXISTING CENTER
ENTRANCE DOORS

5'-0"



Carlos O. Rojas, AIA
AR 0016784
2012 Roosevelt Drive
Key West, FL 33040
(305) 292-4870
ArcheekRW@hotmail.com

Revisions

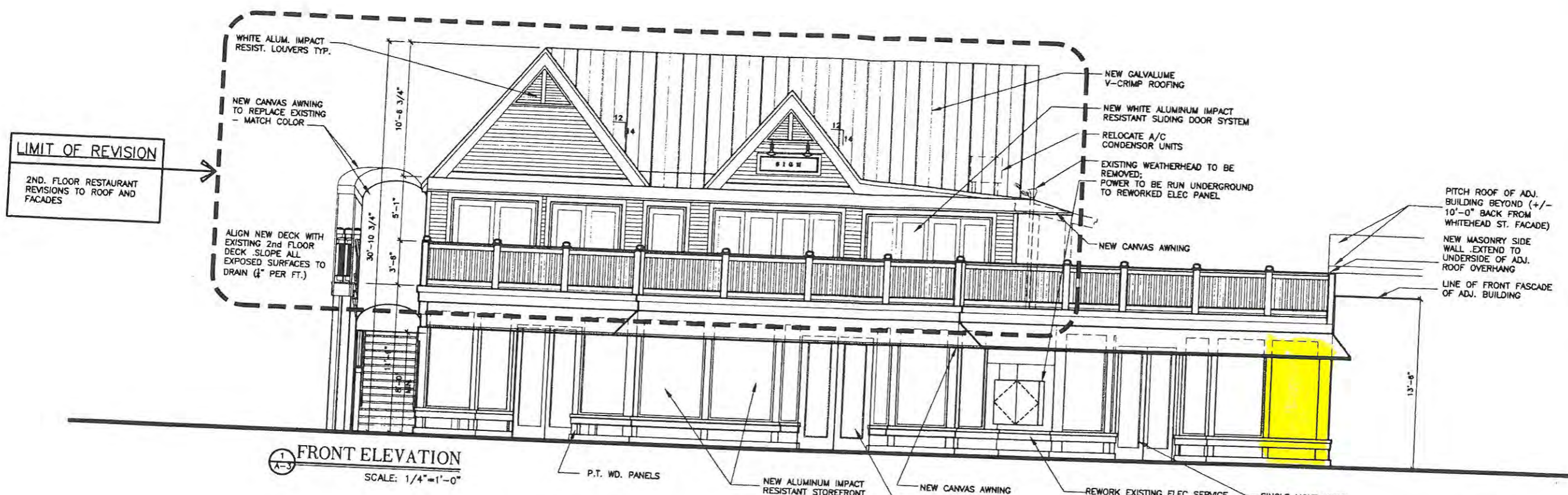
Carlos O. Rojas, AIA
300 Front Street
Key West, Florida 33040

Project Number
300 Front
Date
1/08/2013
Drawn By
COR

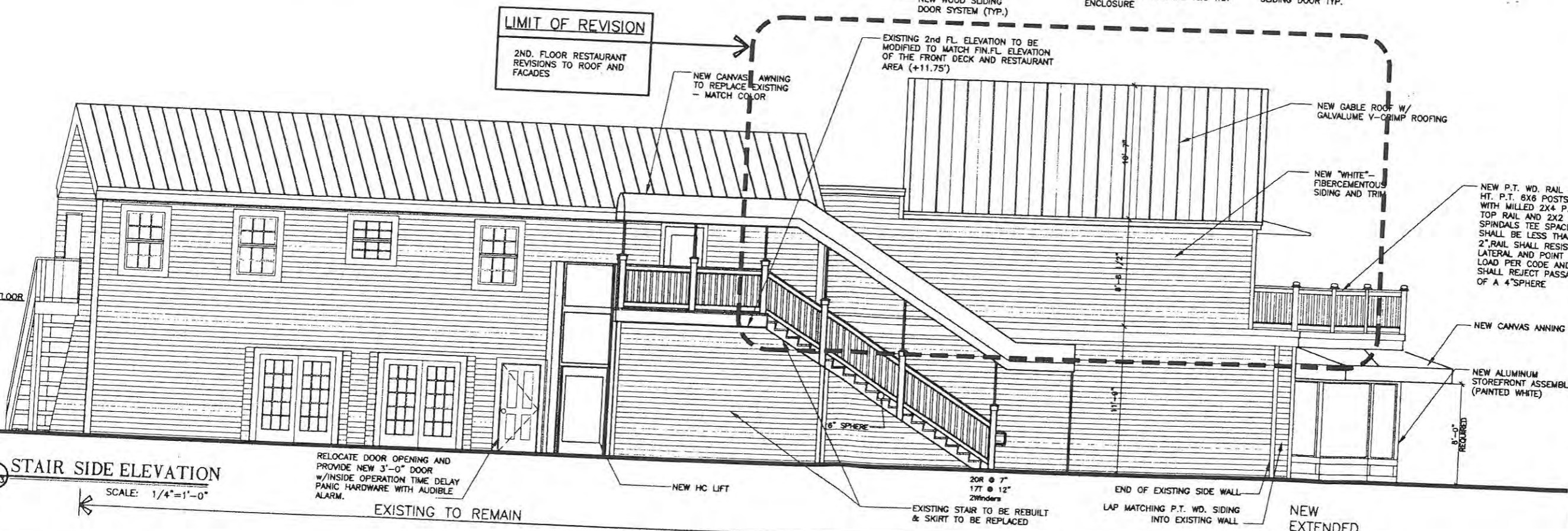
A1

Previous Approved Plans

COMPLETE FACADE
FINISH FRONT STREET



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



2 STAIR SIDE ELEVATION
SCALE: 1/4"=1'-0"

WILLIAM P. HORN
ARCHITECT, P.A.

915 EATON ST.
KEY WEST,
FLORIDA
33040

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

LICENSE NO.
AA 0003040

RESTAURANT
UPSTAIRS
300 FRONT ST.
KEY WEST, FL.

SEAL

THESE DRAWINGS MAY
NOT BE REPRODUCED
WITHOUT WRITTEN
AUTHORIZATION BY
WILLIAM P. HORN

DATE
11-23-09
12-22-09 HARC REV.

REVISIONS

DRAWN BY
MOX EMA
JOM
JFG
PROJECT
NUMBER

0913

Noticing

Public Meeting Notice

The Historic Architectural Review Commission will hold a public hearing at 5:30 p.m., January 22, 2013 at Old City Hall, 510 Greene Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

**REMOVE EXISTING STOREFRONT WINDOW ON RIGHT SIDE.
RECONFIGURE CENTER SECTION TO CREATE NEW
ENTRANCE WITH NEW WOOD BI-FOLD FULL LIGHT DOORS
AND PAINT TO MATCH.**

FOR- #300 FRONT STREET

Applicant- Gary the Carpenter

Application # H13-01-053

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue, call 809-3973 or visit our website at www.keywestcity.com.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

**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

The offices of the Property Appraiser will be closed Monday the 21st for Martin Luther King, Jr. Day.

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

**Property Record Card -
Map portion under construction.**

Alternate Key: 1000647 Parcel ID: 00000640-000100

Ownership Details

Mailing Address:
230 EAST 7TH STREET ASSOCIATES
C/O COHEN JOSEPH
301 LINCOLN ROAD
MIAMI BEACH, FL 33139

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 300 FRONT ST KEY WEST
Legal Description: KW PT LOTS 1 & 2 SQR 9 OR408-930/931 OR637-118-119 OR778-768/769 OR794-947/948 OR1709-763/764 OR2011-2251/52Q/C OR2051-34/35



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	6,190.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 1
 Total Living Area: 7668
 Year Built: 1963

Building 1 Details

Building Type
 Effective Age 21
 Year Built 1963
 Functional Obs 0

Condition A
 Perimeter 631
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 27
 Grnd Floor Area 7,668

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

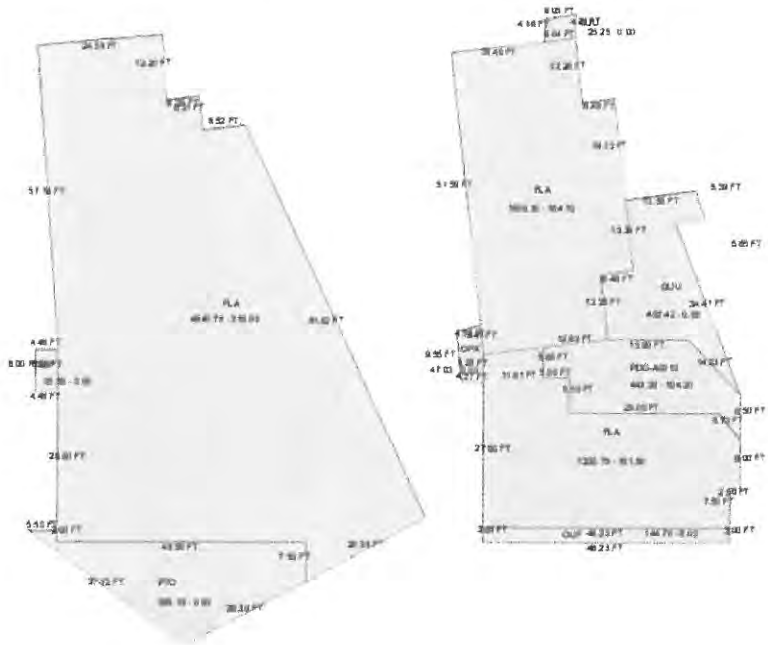
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 26

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					4,841
2	SBF		1	1990					36
3	FLA		1	1990					1,221
4	PTO		1	1990					595
5	FLA		1	1990					1,606

6	OUU	1	1990	25
7	OUU	1	1990	452
9	OUF	1	1990	145
10	OPX	1	1990	47
11	PDO	1	2002	443

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	286	1 STORY STORES	100	N	Y
	288	RESTAURANT & CAFETR	100	N	Y
	290	APARTMENTS	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
100	AB AVE WOOD SIDING	40
101	C.B.S.	60

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	2 UT	0	0	1983	1984	1	20
2	AC2:WALL AIR COND	7 UT	0	0	1983	1984	3	20
3	FN2:FENCES	272 SF	34	8	1979	1980	2	30

Appraiser Notes

PER OR2011-2251/52Q/C OWNERSHIP IS AS FOLLOWS: 230 EAST 7TH STREET ASSOCIATES 75% YAKOV BLIVES 25%

ROOF TOP CAFE HAD A FIRE DAMAGE ON 2/8/2008 LOOKS IN BE INSIDE BLDG. HAD NO ACCESS TO SITE TO TAKE PICTURE. -TJO

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
45 08-0164	02/01/2008		10,000	Commercial	RECONSTRUCT FACADE OF STORE DESIGN
46 08-0173	01/23/2008		10,300	Commercial	REPLACE 13 WINDOWS WITH IMPACT WINDOWS, 467 SF OF HARDEE BOARDS AND PAINT
40 03-2491	12/04/2003	09/28/2004	45,300	Commercial	REM CATWALKS, ETC, REP ROOF
41 05-2290	06/27/2005		10,000	Commercial	PLUMBING PHASE 1
42 04-3311	05/16/2007		125,000	Commercial	RELOCATION OF RESTAURANT.NEW FIRE STAIRS
43 07-2567	05/25/2007		10,000	Commercial	INSTALL IMPACT WINDOWS & METAL STORE FRAME
44 07-4968	11/13/2007		5,500	Commercial	REMOVE OLD FOUNTAIN, ENLARGE HANDICAPED RAMP
08-1355	04/29/2008		50,000	Commercial	INSTALL NEW UNDERGROUND CONDUIT AND FEEDERS
45 09-00004365	01/17/2010		1,800	Commercial	

						INSTALL ONE 5 TON A/C SYSTEM WITH EIGHT DROPS AND ONE FAN. INSTALL ONE 2 TON MINI SPLIT SYSTEM A/C
45	09-00004351	01/17/2010		13,000	Commercial	WIRE 300 AMP SERVICE TO 2 A/C HOOK-UPS
	09-00002963	10/20/2009		100	Commercial	SEWER CONNECTION
45	10-433	04/12/2010	04/12/2010	8,700	Commercial	FABRICATE AND INSTALL THREE FRAMES AND AWNINGS OVER NON PERMEABLE SIDEWALK.
45	10-4579	04/05/2010	04/05/2010	0	Commercial	C/O
	11-280	03/15/2011		10,000	Commercial	WIRE UPSTAIRS SPACE FOR RESTAURANT 1000SF, INSTALL LIGHTS, EMERGENCY/EXIT LIGHTS, SERVICE AND FEEDERS TO BE SUBMITTED AS REVISION PER TERRY.
	11-731	03/07/2011		3,000	Commercial	INSTALL 2 ADDITIONAL LIGHTS ILLUMINATING THE STORE'S FRONT SIGN USING EXISTING CIRCUITRY
	11-324	02/01/2011		2,400	Commercial	DEMO EXTERIOR FINISHES AND EXTERIOR STAIRS.
	10-2754	11/09/2010		250	Commercial	AFTER THE FACT PERMIT: INSTALL 4 SPOT LIGHTS UNDER CANOPY TO SHINE ON STORE FRONT.
	10-1186	04/19/2010		1,000	Commercial	EMERGENCY REPAIRS ON WATER LINES ONLY.
	11-278	02/04/2011		5,000	Commercial	INSTALL ONE 15 TON AND ONE 2.5 TON A/C UNITS WITH 19 DROPS, 3 EXHAUST FANS AS PER PLANS.
	11-281	02/04/2011		5,000	Commercial	INSTALL 20 SQS OF V-CRIMP ON NEW GABLE ROOF AND 5 SQS OF GAF TPO ON FLAT ROOF TOTAL 25 SQS
	11-276	02/04/2011		60,000	Commercial	NEW 2350 SF INTERIOR AND EXTERIOR RENOVATIONS AS PER PLANS, STORE FRONTS, DOORS AND WINDOWS, RECONFIGURE INTERIOR.
	09-2825	09/09/2009		3,500	Commercial	ADDITIONAL PLUMBING FIXTURES (9): INSTALL ONE FLOOR SINK, ONE 300LB. GREASE TRAP, ONE FLOOR DRAIN, ONE MOP SINK, ONE HAND SINK, ONE 3-COMP SINK, ONE TOILET ADA, ONE LAVATORY SINK ADA.
	09-1874	06/30/2009		75,000	Commercial	PERMIT UPGRADE: REMOVE AND REPLACE ALL AREAS IN CLOUD TO INCLUDE: REBUILD SECTION TORN DOWN, NEW STAIRS, ADA ELEVATOR ON LEFT SIDE, REDO RESTAURANT RESTROOMS TO ADA CAPABILITIES.
	05-4313	09/30/2005		5,000	Commercial	INSTALL 1 5 TON A/C SYSTEM AND 10 DUCTWORK OPENINGS.
	05-4425	10/06/2005		8,000	Commercial	REMOVE EXISTING V-CRIMP. INSTALL NEW V-CRIMP (14 SQS).
	05-2274	06/23/2005		12,000	Commercial	INSTALL ELETRICAL SYSTEM AS SPECIFIED ON THE PLANS.
1	P94-3883	11/01/1994	11/01/1995	500	Commercial	1/S.CONN/INSPECTION
2	B94-3960	12/01/1994	11/01/1995	250	Commercial	REPAIRS
3	B94-3978	12/01/1994	11/01/1995	3,000	Commercial	DEMO INTERIOR, REPAIRS
4	B94-4086	12/01/1994	11/01/1995	300	Commercial	PAINT OUTSIDE OF BLDG
5	B95-0311	01/01/1995	11/01/1995	42,000	Commercial	DEMO/NEW STOREFRONT
6	B95-0486	02/01/1995	11/01/1995	1,000	Commercial	INSTALL FRENCH DOORS/LITE
7	M95-0605	02/01/1995	11/01/1995	9,400	Commercial	5 TON AC
8	E95-0383	02/01/1995	11/01/1995	8,780	Commercial	ELECT. WORK
9	A95-0881	03/01/1995	11/01/1995	2,500	Commercial	SIGNS
10	E95-1119	04/01/1995	11/01/1995	1,070	Commercial	ELECT. WORK
11	E95-1157	04/01/1995	11/01/1995	500	Commercial	INSPECTION
12	96-1599	04/01/1996	08/01/1996	285	Commercial	ELECTRICAL

13	96-3109	07/01/1996	12/01/1996	900	Commercial	MECHANICAL
14	9703614	10/01/1997	12/01/1997	3,000	Commercial	ROOFING
15	9801217	04/16/1998	01/01/1999	1,900	Commercial	INTERIOR WORK ONLY
16	9800971	05/21/1998	01/01/1999	23,500	Commercial	REMODEL/ELECT/PLUMB
17	9801574	06/03/1998	01/01/1999	1,000	Commercial	2 SIGNS
18	9801786	06/05/1998	01/01/1999	2,000	Commercial	INTERIOR WORK ONLY
19	9800971	06/19/1998	01/01/1999	23,500	Commercial	FIRE EQUIPMENT
20	9801967	06/23/1998	01/01/1999	500	Commercial	TRACK LIGHTING
21	9802110	07/13/1998	01/01/1999	3,000	Commercial	INSTALL CENTRAL AC SYSTEM
22	9802145	08/10/1998	01/01/1999	1,195	Commercial	SECURITY ALARM SYSTEM
23	9802336	07/31/1998	01/01/1999	4,900	Commercial	CEILING LIGHTS
24	9802409	08/05/1998	01/01/1999	2,000	Commercial	REPLACE SIDING
25	9802462	08/11/1998	01/01/1999	1,000	Commercial	INTERIOR WORK
26	9802409	08/21/1998	01/01/1999	2,000	Commercial	REPLACE FLASHING
27	9804028	12/23/1998	08/17/1999	2,000	Commercial	REPAIRS TO STEEL BEAMS
28	9901781	05/25/1999	08/17/1999	850	Commercial	REPAIRS TO SIDING
29	0001315	05/16/2000	07/22/2000	1,500	Commercial	INTERIOR REPAIRS
30	0001315	03/19/2001	10/30/2001	10,000	Commercial	INTERIOR REPAIRS/RENOVATI
31	0103043	09/17/2001	10/30/2001	3,500	Commercial	REPAIRS
32	01/3777	12/27/2001	10/25/2002	2,300	Commercial	BUILD NEW STAIRS
33	02/0317	03/01/2002	10/25/2002	7,250	Commercial	NEW AWNING ENTRY
34	02/1609	06/18/2002	10/25/2002	1	Commercial	SMOKE DETECTORS
35	02/1921	07/17/2002	10/25/2002	1,000	Commercial	ROOFING
36	02/0317	08/07/2002	10/25/2002	7,250	Commercial	UPGRADE PERMIT
37	02/2629	10/02/2002	10/25/2002	2,400	Commercial	NEW AWNING
38	03-2491	09/22/2003	10/07/2003	49,300	Commercial	INSTALL NEW A/C & DECK
39	03-2491	08/25/2003	10/07/2003	4,500	Commercial	ROOF OVER DECK

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
2012	644,263	2,381	2,290,300	2,327,000	2,327,000	0	2,327,000
2011	644,263	2,381	2,290,300	2,327,000	2,327,000	0	2,327,000
2010	644,263	2,381	1,805,902	2,327,000	2,327,000	0	2,327,000
2009	644,263	2,381	2,385,466	2,327,000	2,327,000	0	2,327,000
2008	669,364	2,381	1,640,350	2,150,000	2,150,000	0	2,150,000
2007	466,027	2,381	1,640,350	2,150,000	2,150,000	0	2,150,000
2006	477,677	2,381	680,900	2,150,000	2,150,000	0	2,150,000
2005	495,153	2,381	619,000	2,150,000	2,150,000	0	2,150,000

2004	464,429	2,381	650,000	2,150,000	2,150,000	0	2,150,000
2003	442,749	2,381	533,000	2,150,000	2,150,000	0	2,150,000
2002	442,749	2,381	533,000	2,316,479	2,316,479	0	2,316,479
2001	442,749	2,381	586,300	2,288,557	2,288,557	0	2,288,557
2000	442,749	2,142	386,100	2,229,464	2,229,464	0	2,229,464
1999	389,872	2,142	386,100	2,229,464	2,229,464	0	2,229,464
1998	260,441	2,142	386,100	1,402,428	1,402,428	0	1,402,428
1997	260,441	2,152	371,800	1,402,428	1,402,428	0	1,402,428
1996	205,196	2,166	371,800	736,591	736,591	0	736,591
1995	205,246	2,427	371,800	736,591	736,591	0	736,591
1994	205,246	2,688	371,800	736,591	736,591	0	736,591
1993	205,246	2,952	371,800	714,718	714,718	0	714,718
1992	205,246	3,212	371,800	714,718	714,718	0	714,718
1991	205,246	3,473	371,800	714,718	714,718	0	714,718
1990	217,282	522	328,900	714,718	714,718	0	714,718
1989	217,282	522	321,750	812,262	812,262	0	812,262
1988	202,035	522	280,638	483,195	483,195	0	483,195
1987	198,298	522	175,500	482,649	482,649	0	482,649
1986	199,095	522	175,500	466,063	466,063	0	466,063
1985	189,268	522	162,240	437,836	437,836	0	437,836
1984	169,474	522	78,000	397,734	397,734	0	397,734
1983	169,474	522	64,070	234,066	234,066	0	234,066
1982	154,853	522	64,070	219,445	219,445	0	219,445

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
10/12/2004	2051 / 34	752,100	WD	P
6/28/2001	1709 / 0763	2,150,000	WD	Q
12/1/1978	794 / 947	194,000	00	Q

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

