



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

September 25, 2019

Mr. Walt Lee
336 Duval Street
Key West, FL 33040

RE: Build-back rights for 324 Virginia Street (RE # 00025990-000000)

Dear Mr. Lee,

This letter is in response to your request regarding build-back rights for the property located at 324 Virginia Street in the Historic Medium Density Residential (HMDR) zoning district. According to the Monroe County Property Appraiser, the parcel is 3,313.00-square-feet and contains one 1,252-square-foot structure (property record card attached).

Information provided to the Planning Department, as well as researched records, show that at this time, one residential dwelling unit currently exists at 324 Virginia Street. According to the property owners, a second residential dwelling structure existed on the southeast portion of the parcel, but it was involuntarily destroyed decades ago.

The 1962 Sanborn Map (attached) shows the second structure on the property marked with a "D" indicating that it was a dwelling and labeled as "324 Virginia Street." In addition, four affidavits (attached) were submitted with the following statement:

"Albertha 'Nookie' Knowles resided for several years in a free-standing residence in the back left side corner of the parcel know (sic) as 324 Virginia St. in Key West. Bertha's residence was situated behind of and existed at the same time as the 'front' residence at 324 Virginia St. in Key West. Bertha's 'back' residence no longer exists. However, the 'front' residence still exists to this day at 324 Virginia St. in Key West."

In summary, this letter establishes that there are rights to one additional residential dwelling unit on the property at 324 Virginia Street. This letter does not grant a unit from the Building Permit Allocation System (BPAS) pool of units, but rather recognizes the right to a total of two residential dwelling units on the property.

Please do not hesitate to call or email me with any questions or comments.

Best regards,

Vanessa Sellers
Planner II

Attachments:
Property Record Card
Portion of the 1962 Sanborn Map
Affidavits (4)

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 00025990-000000
 Account# 1026751
 Property ID 1026751
 Millage Group 11KW
 Location Address 324 VIRGINIA St, KEY WEST
 Legal Description KW PB 1-25-40 PT LOT 3 SQR 2 TR 10 G 16-42 OR452-997D/C OR2914-5/6ORD OR2962-863/865(ORDER)
 (Note: Not to be used on legal documents.)
 Neighborhood 6021
 Property Class SINGLE FAMILY RESID (0100)
 Subdivision Tracts 10 and 15
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

KNOWLES JR EDWIN
 230 Virginia St
 Apt 1E
 Key West FL 33040
 KNOWLES ELVERA M ESTATE
 230 Virginia St
 Apt 1E
 Key West FL 33040
 THOMAS ALONZETTA
 230 Virginia St
 Apt 1E
 Key West FL 33040

KENNEDY ALFRED
 230 Virginia St
 Apt 1E
 Key West FL 33040
 CASTILLO FLORA
 230 Virginia St
 Apt 1E
 Key West FL 33040
 KNOWLES LAWRENCE
 230 Virginia St
 Apt 1E
 Key West FL 33040

KENNEDY WILLIE
 230 Virginia St
 Apt 1E
 Key West FL 33040
 THOMAS STANLEY
 230 Virginia St
 Apt 1E
 Key West FL 33040

Valuation

	2019	2018	2017	2016
+ Market Improvement Value	\$40,789	\$41,738	\$42,687	\$39,692
+ Market Misc Value	\$874	\$874	\$874	\$874
+ Market Land Value	\$445,317	\$445,317	\$445,317	\$351,730
= Just Market Value	\$486,980	\$487,929	\$488,878	\$392,296
= Total Assessed Value	\$352,697	\$320,634	\$291,486	\$264,987
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$486,980	\$487,929	\$488,878	\$392,296

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,313.00	Square Foot	0	0

Buildings

Building ID 2025
 Style 1 STORY ELEV FOUNDATION
 Building Type S.F.R. - R1 / R1
 Gross Sq Ft 1252
 Finished Sq Ft 1122
 Stories 1 Floor
 Condition POOR
 Perimeter 146
 Functional Obs 0
 Economic Obs 0
 Depreciation % 57
 Interior Walls WALL BD/WD WAL
 Exterior Walls WD FRAME with 12% ABOVE AVERAGE WOOD
 Year Built 1923
 EffectiveYearBuilt 1955
 Foundation WD CONC PADS
 Roof Type GABLE/HIP
 Roof Coverage MIN/PAINT CONC
 Flooring Type CONC S/B GRND
 Heating Type NONE with 0% NONE
 Bedrooms 3
 Full Bathrooms 1
 Half Bathrooms 0
 Grade 350
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,122	1,122	0
OPF	OP PRCH FIN LL	130	0	0
TOTAL		1,252	1,122	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1964	1965	1	45 SF	2
FENCES	1974	1975	1	144 SF	4

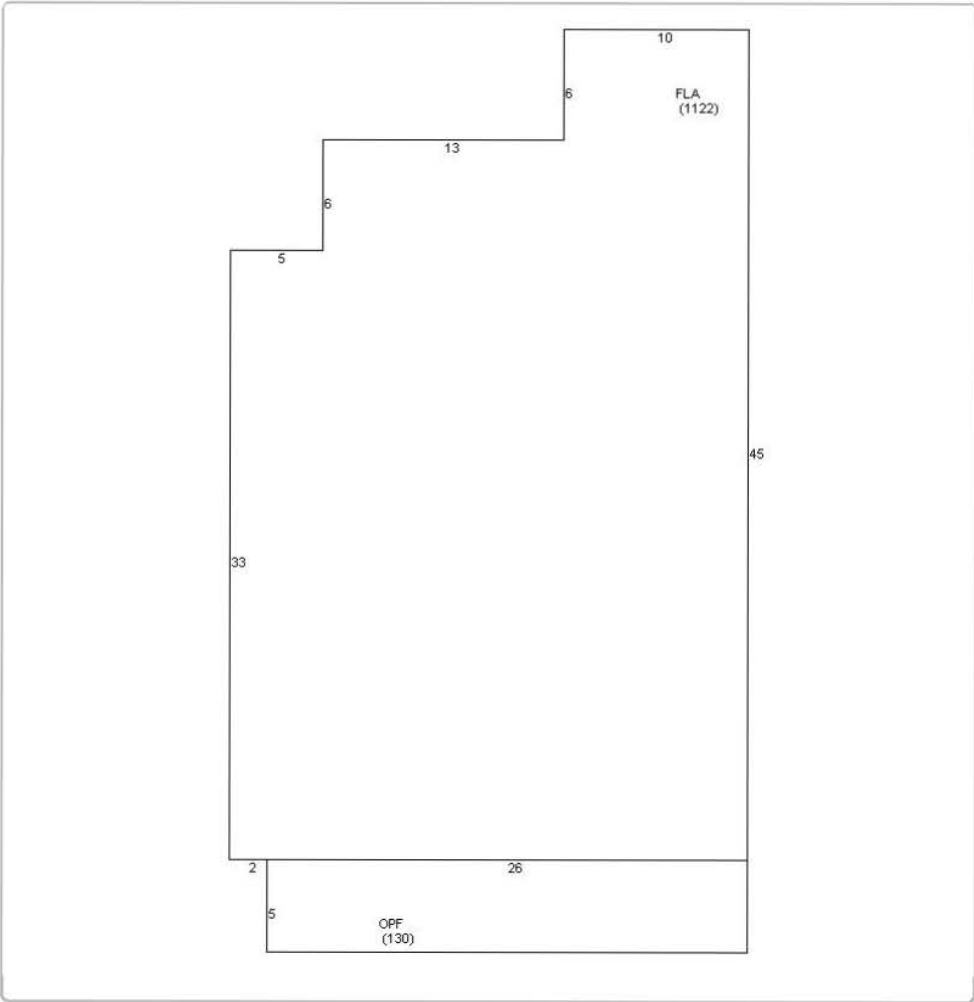
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/10/2000	\$0	Order (to be used for Order Det. Heirs, Probate in	2175493	2914	5	19 - Unqualified	Improved

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

Trim Notice

2019 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions, Permits.

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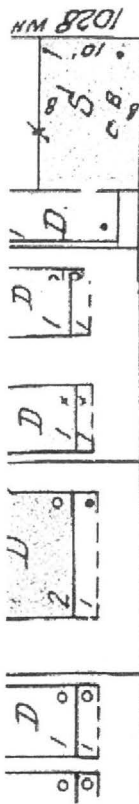
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Version 2.3.5



VIRGINIA

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VIRGINIA 320

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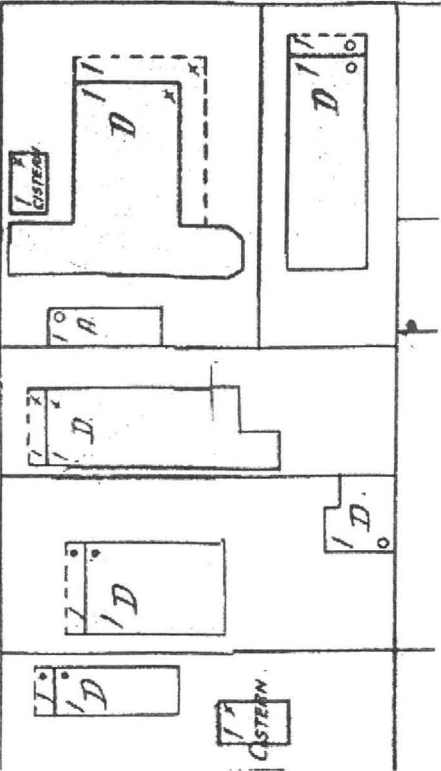
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GENERAL AFFIDAVIT

STATE OF FLORIDA
COUNTY OF MONROE

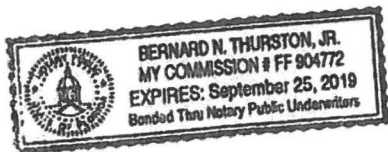
PERSONALLY came and appeared before me, the undersigned Notary, the within named: Clayton Lopez, who is a resident of Monroe County, State of Florida, and makes this his statement and General Affidavit upon oath and affirmation of belief and personal knowledge that the following matters, facts and things set forth are true and correct to the best of his knowledge:

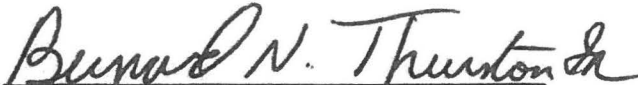
Albertha 'Nookie' Knowles resided for several years in a free-standing residence in the back left side corner of the parcel know as 324 Virginia St. in Key West. Bertha's residence was situated behind of and existed at the same time as the 'front' residence at 324 Virginia St. in Key West. Bertha's 'back' residence no longer exists. However, the 'front' residence still exists to this day at 324 Virginia St. in Key West.

Dated this the 13th day of September 2019.


Signature of Affiant

SWORN to and subscribed before, me this the 13th day of September, 2019.




NOTARY PUBLIC

GENERAL AFFIDAVIT

STATE OF FLORIDA
COUNTY OF MONROE

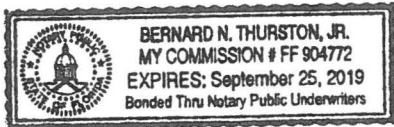
PERSONALLY came and appeared before me, the undersigned Notary, the within named: Edwin 'Jack' Knowles, who is a resident of Monroe County, State of Florida, and makes this his statement and General Affidavit upon oath and affirmation of belief and personal knowledge that the following matters, facts and things set forth are true and correct to the best of his knowledge:

Albertha 'Nookie' Knowles resided for several years in a free-standing residence in the back left side corner of the parcel know as 324 Virginia St. in Key West. Bertha's residence was situated behind of and existed at the same time as the 'front' residence at 324 Virginia St. in Key West. Bertha's 'back' residence no longer exists. However, the 'front' residence still exists to this day at 324 Virginia St. in Key West.

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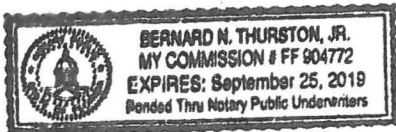
PERSONALLY came and appeared before me, the undersigned Notary, the within named: Aaron Castillo, who is a resident of Monroe County, State of Florida, and makes this his statement and General Affidavit upon oath and affirmation of belief and personal knowledge that the following matters, facts and things set forth are true and correct to the best of his knowledge:

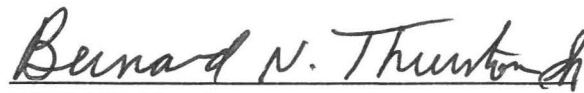
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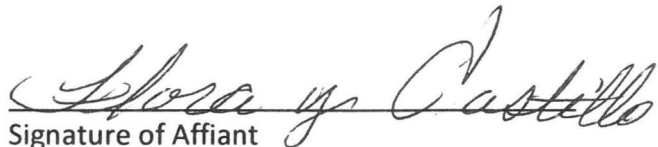
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STATE OF FLORIDA
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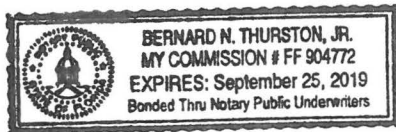
PERSONALLY came and appeared before me, the undersigned Notary, the within named: Flora y Castillo, who is a resident of Monroe County, State of Florida, and makes this her statement and General Affidavit upon oath and affirmation of belief and personal knowledge that the following matters, facts and things set forth are true and correct to the best of her knowledge:

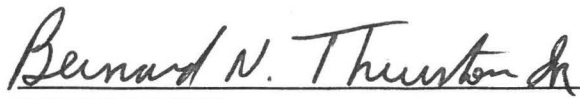
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