

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
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Property Record View

Alternate Key: 1045675 Parcel ID: 00045080-000000

Ownership Details

Mailing Address:
OUACHITA LAND LLC
2532 RIVER LNDG
MONROE, LA 71201-1978

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township -Range: 05-68-25
Property Location: 1901 FLAGLER AVE KEY WEST
Subdivision: Key West Realty Co's First Sub
Legal Description: SQR 2 PT LT 1 TR 21 50FT6IN X 50FT FLAGLER AVE FIRST ST KW REALTY CO'S FIRST SUB PB1-43 OR334-538/41 OR334-542/44 OR1464-227/28 OR1464-229 OR2286-233 OR2286-234 OR2329-1409/10ORD OR2471-393/94

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	50	50	2,525.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 2335
 Year Built: 1943

Building 1 Details

Building Type
 Effective Age 40
 Year Built 1943
 Functional Obs 0

Condition P
 Perimeter 302
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 53
 Grnd Floor Area 2,335

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

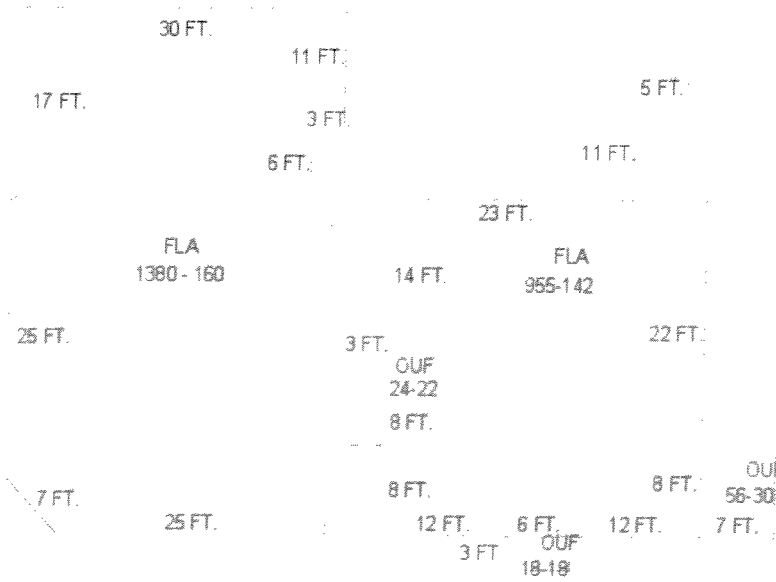
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 2
 3 Fix Bath 1
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 3

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	1982					1,380
2	FLA		1	1982					955
3	OUF		1	1982					24
4	OUF		1	1982					18
5	OOU		1	1982					56

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	4868	RESTAURANT & CAFETR	100	N	N
	4869	APARTMENTS	100	N	N
	4870	OUF	100	N	N
	4871	OUF	100	N	N
	4872	OOU	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1321	MIN WOOD SIDING	80
1322	C.B.S.	20

Appraiser Notes

2008-04-29 MLS \$575,000 2/2 MUCH LOVED HISTORIC KEY WEST LANDMARK, THE OLD GRANDWAY LUNCHEONETTE. HIGH VISIBILITY. GREAT CORNER LOCATION. 1 LARGE COMMERCIAL SPACE DOWNSTAIRS AND 1 TWO BEDROOM RESIDENTIAL UNIT UPSTAIRS. GREAT RENOVATION PROJECT, THIS BUILDING WILL BE A TRUE SHOWPLACE WHEN COMPLETED. EASY TO SHOW.

2005-05-05 PRICED TO SELL AT \$860,000.2300SF ONE COMMERCIAL UNIT,ONE RESIDENTIAL UNIT.

2006-09-01 PC IS CORRECT AS A 12 PARCEL HAS NOT HAD A BUSINESS IN YEARS, OWNER HAS PUT ON THE MARKET AS COMMERCIAL. HX% IS 59%. OWNERS LIVE IN SMALL PORTION OF 1ST FLR. 2ND FLR UNOCCUPIED DKRAUSE

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
2010	135,811	0	148,349	284,160	207,957	26,000	181,957
2009	144,480	0	185,436	329,916	207,957	26,000	191,000
2008	144,480	0	163,380	307,860	207,875	25,000	182,875
2007	106,028	0	164,125	270,153	115,727	25,000	90,727
2006	117,809	0	151,500	269,309	115,260	25,000	90,260
2005	121,396	0	113,625	235,021	169,067	25,000	144,067
2004	121,340	0	75,750	157,120	127,712	25,000	102,712
2003	121,340	0	39,895	157,120	126,796	25,000	101,796

Property Search -- Monroe County Property Appraiser

2002	112,268	0	37,370	149,638	121,924	25,000	96,924
2001	91,906	0	37,370	129,276	111,001	25,000	86,001
2000	91,906	0	31,563	123,469	106,747	25,000	81,747
1999	91,906	0	31,563	123,469	105,564	25,000	80,564
1998	61,440	0	31,563	93,003	89,641	25,000	64,641
1997	61,440	0	26,513	87,953	86,395	25,000	61,395
1996	55,854	0	26,513	82,367	82,367	25,000	57,367
1995	55,854	0	26,513	82,367	82,367	25,500	56,867
1994	55,854	0	26,513	82,367	82,367	25,500	56,867
1993	51,653	0	26,513	78,166	78,166	25,500	52,666
1992	51,653	0	26,513	78,166	78,166	25,500	52,666
1991	51,653	0	26,513	78,166	78,166	25,500	52,666
1990	51,675	0	23,356	75,031	75,031	25,500	49,531
1989	51,675	0	22,725	74,400	74,400	25,500	48,900
1988	49,414	0	20,200	69,614	69,614	25,500	44,114
1987	48,654	0	15,781	64,435	64,435	25,500	38,935
1986	48,762	0	15,150	63,912	63,912	25,500	38,412
1985	46,388	0	10,200	56,588	56,588	25,500	31,088
1984	46,150	0	10,200	56,350	56,350	25,500	30,850
1983	46,336	0	10,200	56,536	56,536	25,500	31,036
1982	39,498	0	6,656	46,154	46,154	25,500	20,654

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
6/17/2010	2471 / 393	150,000	WD	99

This page has been visited 82,243 times.

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 Key West, FL 33041-1176