

Application

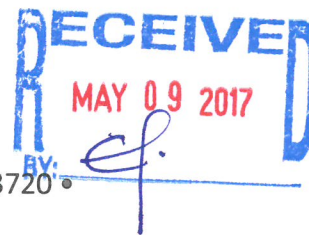


Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 •

www.keywestcity.com



Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 914 Emma Street Rear, Key West, Florida

Zoning District: HMDR Real Estate (RE) #: 00015380-000000

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: Gregory S. Oropeza, Esq./Oropeza, Stones & Cardenas, PLLC

Mailing Address: 221 Simonton Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: (305) 294-0252 Fax: (305) 294-5788

Email: greg@oropezastonescardenas.com

PROPERTY OWNER: (if different than above)

Name: Phillip Crumbley & Tina Triggiani, husband and wife, and Stuart Preater

Mailing Address: 3 Lowes Lane

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: Applicant proposes to build a new single-family home on the parcel which require variances to front and rear setbacks.

List and describe the specific variance(s) being requested:

Front setback: None existing; 5' proposed.

Left side setback: None existing; 5' proposed.

Right side setback: None existing; 17'7" proposed.

Rear setback: None existing; 7'8" proposed.

Are there any easements, deed restrictions or other encumbrances attached to the property? ☐ Yes ☒ No

If yes, please describe and attach relevant documents: _____

City of Key West • Application for Variance

Will any work be within the dripline (canopy) of any tree on or off the property?

☐ Yes ☒ No

If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078?

☐ Yes ☒ No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	HMDR	2411 sf		
Flood Zone	AE			
Size of Site	4000 sf			
Height	30'	N/A	25'9"	Yes
Front Setback	Min. 10'	N/A	5'	No
Side Setback (R)	Min. 5.0'	N/A	17'7"	Yes
Side Setback (L)	Min. 5.0'	N/A	4'8"	Yes
Street Side Setback	7.5'	None	5.0'	2.5'
Rear Setback	Min. 15.0'	N/A	6'8"	No
F.A.R				
Building Coverage	40%-964.4 sf	N/A	866 sf (35.9%)	Yes
Impervious Surface	60%-1446.6 sf	N/A	998 sf (41.1%)	Yes
Parking	N/A			
Handicap Parking	N/A			
Bicycle Parking	N/A			
Open Space/ Landscaping	35%	N/A	1,117 sf (46.3%)	Yes
Number and type of units	N/A			
Consumption Area or Number of seats	N/A			

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

***Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.**

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

Special conditions exist that are unique to this land parcel as it contains a large sapodilla tree in the middle of the lot. If this unique circumstance was not present, there would not be the need for the variance request.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

The conditions present were not created by the Applicant as the subject sapodilla tree is very old and predates the Owner's interest in the property.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

There are no special privileges conferred by the granting of the proposed variance. The proposed construction of the single-family home on the property will improve the general quality of the neighborhood.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

Hardship conditions exist. The lot is a very small historic platted lot of record, and the large sapodilla tree located in the middle of the property, creates this condition. The Tree Commission will not authorize the removal of the sapodilla tree.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

This request is for minimum variances as the size of the lot is 2,411 square feet and the proposed structure is 866 square feet. The variances allow for the sapodilla tree to remain on the property with minimal setbacks.

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

This variance will not be injurious to the public welfare. Actually, the variance will improve the public welfare because of the upgrades to the parcel.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

This application does not rely on other nonconforming lots and structures as justification.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- ☒ Correct application fee. Check may be payable to "City of Key West."
- ☒ Notarized verification form signed by property owner or the authorized representative.
- ☒ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☒ Copy of recorded warranty deed
- ☒ Property record card
- ☒ Signed and sealed survey
- ☒ Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- ☐ Floor plans
- ☐ Stormwater management plan



THE CITY OF KEY WEST

General Services

P.O. Box 1409, Key West, FL 33040

July 10, 2017

U.S. Post Office
Supervisor of Delivery
400 Whitehead Street
Key West, FL 33040

RE: Assignment of Street Addresses; 914 Williams Alley, Key West
RE # 00015380-000000

RE # 00015380-000000 is a parcel that has frontage along Williams Alley. An application is in place for a new structure to be built. Through this process, it has been discovered that the parcel has been addressed off Emma Street rather than Williams Alley from which it has right of way access, thus generating a new address.

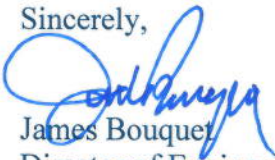
914 Williams Alley is in sequence with the neighborhood grid and shall so be assigned to that location.

Please refer to the attached map.

City of Key West Municipal Code requires the following;
Sec. 62-87. - Display of street number required; penalties.

Should you have any questions or require further information, please do not hesitate to contact me at (305) 809-3721.

Sincerely,


James Bouquet
Director of Engineering
General Services

Cc: Revenue Department
OMI
KEYS Energy
FKAA
Code Compliance Department
Monroe County Tax Appraiser

Building Department
Planning Department
Waste Management
KWPD – Lt. Ream
KWFD – Alan Averett
Comcast



qPublic.net™ Monroe County, FL

[Layers](#) [Report](#) [Map](#) [Search](#) [Sales Search](#) [Results](#) [Sales Results](#)

Summary

Parcel ID	00015380-000000
Account #	1015750
Property ID	1015750
Millage Group	11KW
Location Address	914 EMMA ST, KEY WEST
Legal Description	KW PT SUB 4 LT 7 OF TR 3 OR195-135/136 OR761-233 OR761-248 CASE 77-769 OR2476-2168/68 OR2795-503/04 OR2833-1413/14 (Note: Not to be used on legal documents)
Neighborhood	6021
Property Class	MOBILE HOME SUB (0200)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

CRUMBLY PHILLIP
3 Lowes LN
Key West FL 33040

PREATER STUART T/C
3 Lowes LN
Key West FL 33040

(305) 809-3951 (305) 809-3958 FAX

Authorization Form

City of Key West
Planning Department



Authorization Form
(Individual or Joint Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Phillip Crumbley & Tina Triggiani, h/w abd Stuart/ Preater authorize
Please Print Name(s) of Owner(s) as appears on the deed

Gregory S. Oropeza, Esq.

Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

Signature of Owner

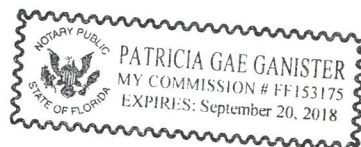
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 21st day of April 2017
Date

by Phillip Crumbley & Tina Triggiani, h/w, and Stuart Preater
Name of Owner

They
He/She is personally known to me or has presented _____ as identification.

Patricia Gae Ganister
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Gregory S. Oropeza, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

914 Emma Street, Rear

Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

A handwritten signature in blue ink, appearing to read "Gregory S. Oropeza", is written over a horizontal line.

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this April 18, 2017 by

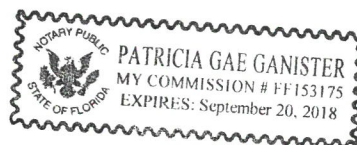
date

Gregory S. Oropeza
Name of Authorized Representative

He/She is personally known to me or has presented _____ as identification.

A handwritten signature in blue ink, appearing to read "Patricia Gae Ganister", is written over a horizontal line.

Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

Warranty Deed

01/05/2017 11:30AM
DEED DOC STAMP CL: Krys \$1,365.00

Prepared by and return to:

Timothy K. Anderson

Attorney at Law

Law Offices of Timothy K. Anderson

480 Maplewood Drive Suite 5

Jupiter, FL 33458

561-744-8255

File Number: 16-1000.179

Will Call No.: 0

Doc# 2105509
Bk# 2833 Pg# 1413

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 3rd day of January, 2017 between U.S. Landvest Corp., a Florida corporation whose post office address is 10897 154th Road, Jupiter, FL 33478, grantor, and Phillip Crumbley and Tina Triggiani, husband and wife, as to an undivided 50% interest, and Stuart Preater, as to an undivided 50% interest whose post office address is 3 Lowes Lane, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

On the Island of Key West and is part of Lot No. Seven (7) in Square No. Four (4) of Tract No. Three (3) according to Chas. W. Tift's Map of the Island of Key West; Commencing at a point on Emma Street distant from the corner of Emma and Olivia Streets One Hundred Fifty (150) feet, Two (2) inches and running thence along Emma Street in a Southeasterly direction Fifty (50) feet; thence at right angles in a Southwesterly direction Ninety-four (94) Feet; thence at right angles in a Northwesterly direction (50) feet; thence at right angles in a Northeasterly direction Ninety-four (94)feet to a place of beginning and the part of the lot herein conveyed is the South half (1/2) of the foregoing described land and fronts on an alley Fifty (50) feet and extends back at right angles FortySeven (47) feet.

Parcel Identification Number: 00015380-000000 Alt. Key 1015750

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

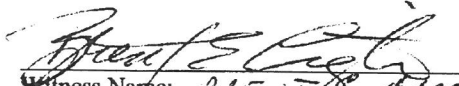
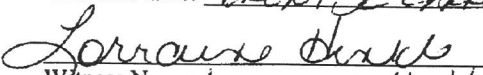
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: BRENT E. CARRINGTON

Witness Name: Lorraine Hinkle

U. S. Landvest Corp., a Florida corporation

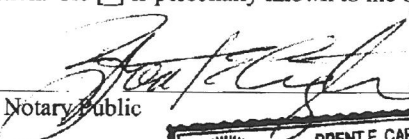
By: 
Dein P. Spriggs, President

(Corporate Seal)

State of Florida
County of Palm Beach

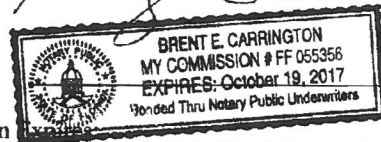
The foregoing instrument was acknowledged before me this 3rd day of January, 2017 by Dein P. Spriggs, President of U. S. Landvest Corp., a Florida corporation, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name:

My Commission









MONROE COUNTY
OFFICIAL RECORDS

Survey



Part of Lot 7, Square 4, Tract 3
City of Key West, FL

LEGEND			
A/C	Air Conditioner	LB	Licensed Business
BAL	Balcony		Number
BM	Bench Mark	M	Measured
CB	Catch Basin	N.T.S.	Not To Scale
☪	Center Line	O.R.	Official Records
CO	Clean Out	OH	Over Head
CONC	Concrete	P	Plat
C.B.S.	Concrete Block Stucco	PB	Plat Book
CUP	Concrete Utility Pole	P.O.B.	Point Of Beginning
COV'D	Covered	P.O.C.	Point Of Commence
D	Deed	R/W	Right Of Way
ELEV	Elevation	SIB	Set Iron Bar
F.FL.	Finished Floor Elevation	SIP	Set Iron Pipe
FD	Found	SPK	Set Nail And Disc
FIB	Found Iron Bar	STY	Story
FIP	Found Iron Pipe	UP	Utility Pole
FPK	Found Nail And Disc	WM	Water Meter
IRR	Irregular	WV	Water Valve

SYMBOLS			
	Concrete Utility Pole		Street Light
	Fire Hydrant		Wood Utility Pole
	Sanitary Sewer Clean Out		Water Meter

LEGAL DESCRIPTION, (O.R. 2795, Pg. 503):

On the Island of Key West and is part of Lot No. Seven (7) in Square No. Four (4) of Tract No. Three (3) according to Chas. W. Tift's Map of the Island of Key West; Commencing at a point on Emma Street distant from the corner of Emma and Oliva Streets One Hundred Fifty (150) feet, Two (2) inches and running thence along Emma Street in a Southeasterly direction Fifty (50) feet; thence at right angles in a Southwesterly direction Ninety-four (94) feet; thence at right angles in a Northwesterly direction (50) feet; thence at right angles in a Northeasterly direction Ninety-four (94) feet to a place of beginning, and the part of the lot herein conveyed is the South half (1/2) of the foregoing described land and fronts on an alley Fifty (50) feet and extends back at right angles Forty-seven (47) feet.

SURVEYOR'S NOTES:

North arrow based on Plat
Reference Bearing: R/W Emma Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324'
No Title Opinion or Abstract to the
subject property has been provided by
surveyor. It is possible that there are
Deeds, Easements, or other instruments
(recorded or unrecorded) which may
affect the subject property. No search
of the Public Records has been made
by the Surveyor.

Field Work performed on: 11/13/16

CERTIFICATION:

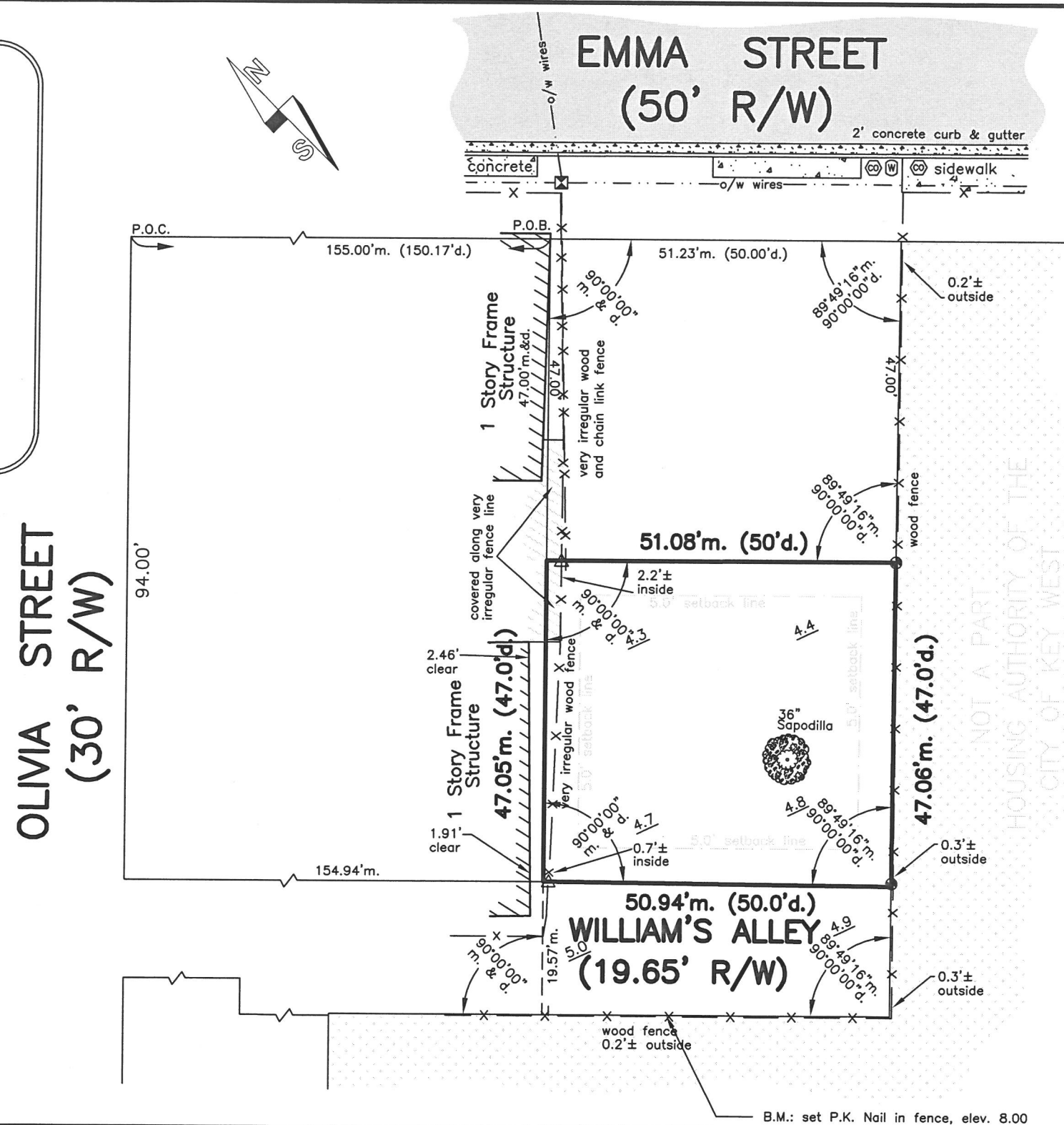
I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17, Florida Statute Section 472.027, and the American Land Title Association, and 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

MONUMENTATION:

▲ = FPK
 △ = SPK, P.L.S. No. 2749, OFFSET
 ⊗ = SIB, 1/2", P.L.S. 2749
 ● = FIB/FIP 1/2"

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



Stewart Preater & Phillip Crumbley
914 Emma Street, Rear, Key West, Florida 33040

BOUNDARY SURVEY			Dwn No.: 17-150
Scale: 1"=20'	Ref. 31-62 file	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 11/11/16		Flood Zone: AE	Flood Elev. 7

REVISIONS AND/OR ADDITIONS
2/14/17: Updated, located fence & covered area (N.W. side property)
obscured by vegetation & debris on passed surveys
f:/datafred/dwa/keywest/block65/914emma



ISLAND SURVEYING INC.

ENGINEERS PLANNERS SURVEYORS

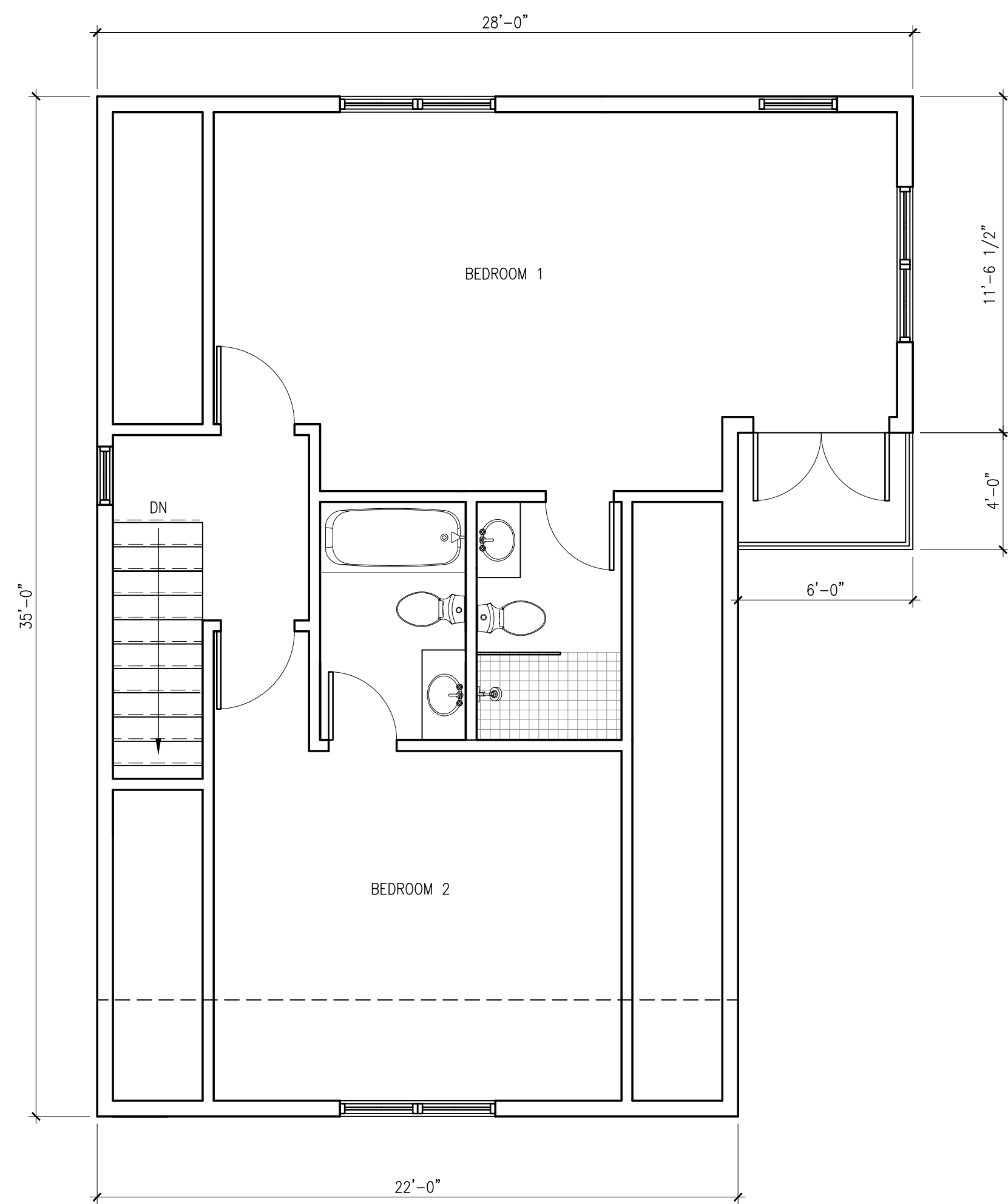
3152 Northside Drive
Suite 201
Key West, Fl. 33040

fhldeb1@bellsouth.net
L.B. No. 7700
(305) 293-0466
Fax. (305) 293-0237

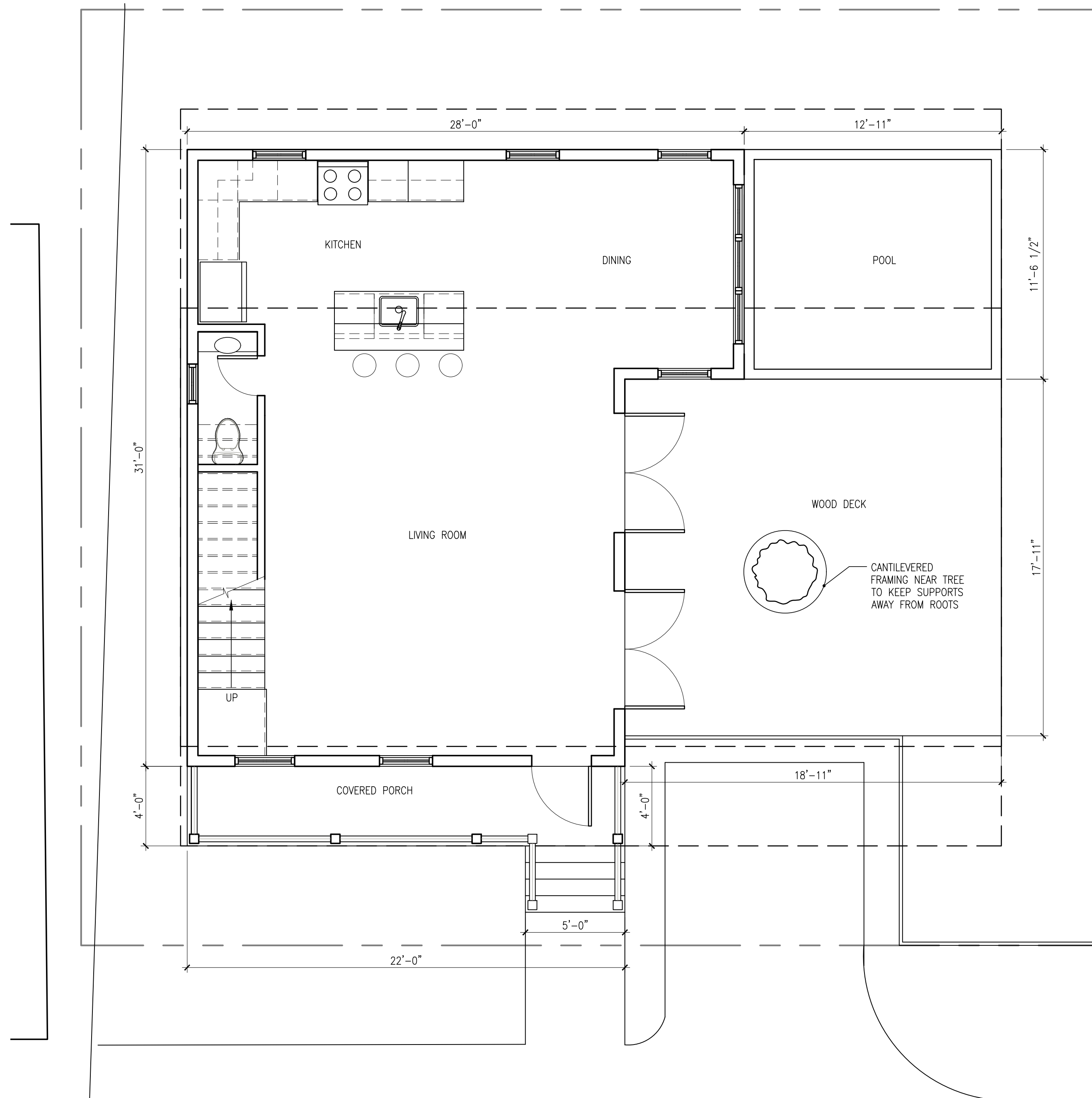
Site Plans

	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
HEIGHT	30'	N/A	25'-9"	Yes
BUILDING COVERAGE	40%	N/A	866 s.f. (35.9%)	Yes
IMPERVIOUS SURFACE RATIO	60%	N/A	998 s.f. (41.1%)	Yes
LOT SIZE	Min. 4,000 s.f.	2,411 s.f.	N/A	N/A
LOT WIDTH	Min. 40'	50.94'	N/A	N/A
LOT DEPTH	Min. 90'	47.06'	N/A	N/A
FRONT SETBACK	Min. 10'	N/A	4'-8"	No
SIDE SETBACK (SOUTH)	Min. 5'	N/A	17'-7"	Yes
SIDE SETBACK (NORTH)	Min. 5'	N/A	5'-0"	Yes
REAR SETBACK	Min. 15'	N/A	6'-8"	No
OPEN SPACE	35%	NA	1,117 s.f. (46.3%)	Yes





2
A2.1
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



1
A2.1
FIRST FLOOR PLAN - SITE PLAN
SCALE: 1/4"=1'-0"



4
A3.1
EAST ELEVATION
SCALE: 1/4"=1'-0"



3
A3.1
NORTH ELEVATION
SCALE: 1/4"=1'-0"



2
A3.1
SOUTH ELEVATION
SCALE: 1/4"=1'-0"



1
A3.1
WEST ELEVATION
SCALE: 1/4"=1'-0"

MEMORANDUM

DATE: July 6, 2017

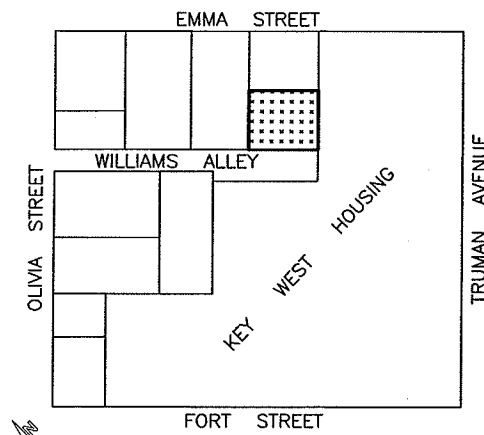
RE: 914 Emma Rear

FROM: Karen DeMaria, Urban Forestry Manager, City of Key West

On January 23, 2017, an inspection of 914 Emma Street Rear documented the presence of a large, protected Sapodilla tree. A permit from the Tree Commission would be required to remove the tree. The Tree Commission generally does not look favorably on the removal of large canopy trees for new construction. The health or condition of the tree is not known.

During the site visit to the property it was obvious that no maintenance had been done to the property in a long time. A recommendation at the time of the site visit was for the property owner to secure a heavy maintenance trimming permit (staff approval) and properly trim the sapodilla tree using a certified arborist.





LOCATION MAP

Part of Lot 7, Square 4, Tract 3
City of Key West, FL

LEGEND			
A/C	Air Conditioner	LB	Licensed Business
BAL	Balcony	M	Measured
BM	Bench Mark	M.T.S.	Not To Scale
CB	Catch Basin	O.R.	Official Records
CL	Center Line	OH	Over Head
CO	Clean Out	P	Plat
CONC	Concrete	PB	Plat Book
C.B.S.	Concrete Block Stucco	P.O.B.	Point Of Beginning
CUP	Concrete Utility Pole	P.O.C.	Point Of Commence
COV'D	Covered	R/W	Right Of Way
D	Deed	SIB	Set Iron Bar
ELEV	Elevation	SIP	Set Iron Pipe
F.F.L.	Finished Floor Elevation	SPK	Set Nail And Disc
FD	Found	STY	Story
FIB	Found Iron Bar	UP	Utility Pole
FIP	Found Iron Pipe	WM	Water Meter
FPK	Found Nail And Disc	WV	Water Valve
IRR	Irregular		

SYMBOLS			
☒	Concrete Utility Pole	☼	Street Light
☒	Fire Hydrant	☼	Wood Utility Pole
☒	Sanitary Sewer Clean Out	☼	Water Meter

LEGAL DESCRIPTION, (O.R. 2795, Pg. 503):

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SURVEYOR'S NOTES:

North arrow based on Plat
Reference Bearing: R/W Emma Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: Basic Elevation: 14.324'
No Title Opinion or Abstract to the subject property has been provided by surveyor. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.

Field Work performed on: 11/13/16

CERTIFICATION:

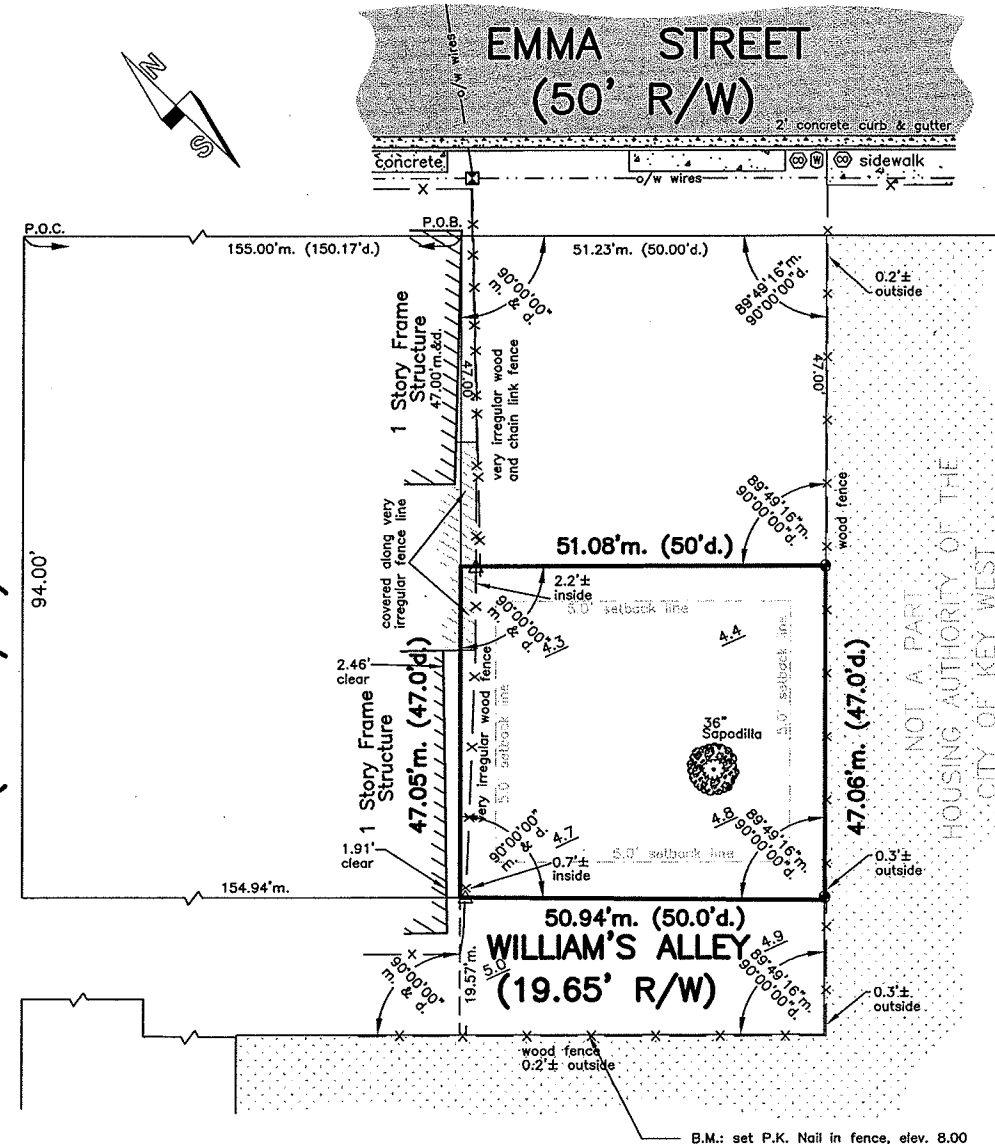
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FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

MONUMENTATION:

▲ = FPK
△ = SPK, P.L.S. No. 2749, OFFSET
△ = SIB, 1/2", P.L.S. 2749
● = FIB/FIP 1/2"

OLIVIA STREET
(30' R/W)



Stewart Preater & Phillip Crumbley
914 Emma Street, Rear, Key West, Florida 33040

BOUNDARY SURVEY

Scale: 1"=20'	Ref. 31-62 file	Flood panel No. 1516 K	Dwn No.: 17-150
Date: 11/11/16		Flood Zone: AE	Dwn. By: F.H.H.
			Flood Elev. 7'

REVISIONS AND/OR ADDITIONS

2/14/17: Updated, located fence & covered area (N.W. side property) obscured by vegetation & debris on passed surveys

f\datafred/dwg/keywest/block65/914emma

ISLAND SURVEYING INC.

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, FL 33040

fhildeb1@bellsouth.net
L.B. No. 7700
(305) 293-0466
Fax. (305) 293-0237

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Site Visit



914 Emma Street (rear); July 11, 2017
SITE VISIT



914 Emma Street (rear); July 11, 2017
SITE VISIT



914 Emma Street (rear); July 11, 2017
SITE VISIT



914 Emma Street (rear); July 11, 2017
SITE VISIT



Additional Information









Summary

Parcel ID 00015380-000000
 Account # 1015750
 Millage Group 11KW
 Location 914 EMMA ST, KEY WEST
 Address
 Legal KW PT SUB 4 LT 7 OF TR 3 OR195-135/136 OR761-233 OR761-248
 Description CASE 77-769 OR2476-2168/68 OR2795-503/04 OR2833-1413/14
 (Note: Not to be used on legal documents)
 Neighborhood 6021
 Property Class MOBILE HOME SUB (0200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

CRUMBLEY PHILLIP
 3 Lowes LN
 Key West FL 33040

PREATER STUART T/C
 3 Lowes LN
 Key West FL 33040

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$7,709	\$8,403	\$9,058	\$14,955
+ Market Misc Value	\$182	\$158	\$144	\$2,448
+ Market Land Value	\$291,378	\$184,334	\$150,863	\$179,599
= Just Market Value	\$299,269	\$192,895	\$160,065	\$197,002
= Total Assessed Value	\$193,678	\$176,071	\$160,065	\$156,132
- School Exempt Value	(\$5,000)	(\$5,000)	(\$5,000)	\$0
= School Taxable Value	\$294,269	\$187,895	\$155,065	\$197,002

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	2,350.00	Square Foot	47	50

Mobile Home Buildings

Style		Roof Type	FLAT OR SHED
Building Type	S.F.R. - M1 / M1	Roof Coverage	METAL
Finished Sq Ft	450	Flooring Type	TERRAZZO
Stories	1 Floor	Heating Type	NONE with 0% NONE
Condition	POOR	Bedrooms	2
Interior Walls	MASONRY/MIN	Full Bathrooms	1
Exterior Walls	METAL/ALUM	Half Bathrooms	0
Year Built	1965	Grade	350
Effective Year Built	1965	Number of Fire Pl	0
Foundation	WD CONC PADS		

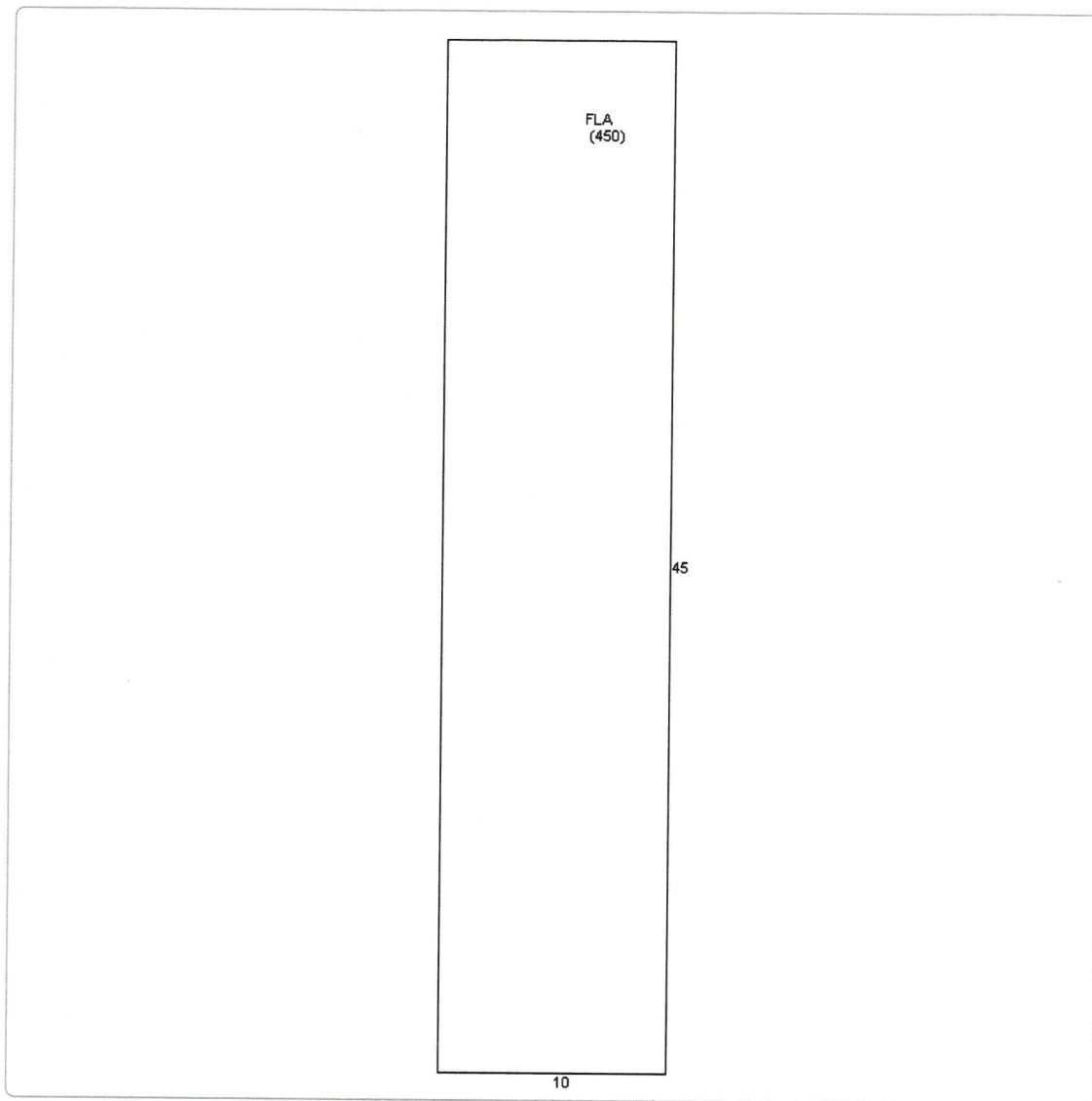
Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
LC UTIL BLDG	1984	1985	1	80 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/3/2017	\$195,000	Warranty Deed	2105509	2833	1413	03 - Qualified	Improved
5/3/2016	\$65,000	Warranty Deed		2795	503	37 - Unqualified	Improved
7/21/2010	\$100	Quit Claim Deed		2476	2168	11 - Unqualified	Improved

Sketches (click to enlarge)



Photos





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

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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