File # 25016

DB Key Largo, LLC

Am/Minor

Aka Kelly's on the Bay, Aqua-Nut Divers, Hobo's Marian and Neptune's Hideway

Key Largo

NEW URBAN PLACES
A Berman Group Company

DB KEY LARGO, LLC
104180/104200/104220 Overseas Highway
Key Largo, Florida

Amendment to a ~~Minor~~ Major Conditional Use Approval

February 28th, 2005

Property Owner's:
Shirlee Thaler – Kelly's On the Bay and Aqua-Nuts Divers
Robert Rothbard – HOBO's Marina and Restaurant
Lorenzo & Rachel Azpiri – Neptune's Hideway

Authorized Agent:
Chad M. Warhaft – New Urban Places

Design and Planning Team

- Randall Stofft Architects
- Perez Engineering & Development, Inc.
- Transportation Analysis Professionals
- Accurate Construction Survey Corporation
- Consulting Engineers and Science
- Glen Boe & Associates, Inc.

501 Continental Plaza, 3250 Mary Street, Coconut Grove, Florida, 33133

DB KEY LARGO APPLICATION FOR AN AMENDMENT TO A ~~MINOR~~ Major CONDITIONAL USE APPROVAL

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NEW URBAN PLACES
A Berman Group Company

TRANSMITTAL LETTER

501 Continental Plaza, 3250 Mary Street, Coconut Grove, Florida, 33133

NEW URBAN PLACES
A Berman Group Company

February 28th, 2005

Timothy J. McGarry, AICP Director
Growth Management Division
Monroe County Planning Department
2798 Overseas Hwy., Suite 410
Marathon, FL 33050

Subject: Application for an Amendment to a ~~Minor~~ Major Conditional Use Approval
Address: 104180/104200/104220 Overseas Highway, Key Largo, FL.

Dear Mr. McGarry:

With this letter, the design team for the redevelopment of the three properties noted above submits an application for an amendment to a ~~minor~~ major conditional use approval.

Based on the Monroe County Municipal Code: The following use is permitted as a minor conditional use in the Recreational Vehicle District, subject to the standards and procedures set forth in article III, division 3:

Hotels providing less than fifty (50) rooms, provided that:
a. The use is compatible with established land uses in the immediate vicinity; and
b. One (1) or more of the following amenities are available to guests;
   (i) Swimming pool;
   (ii) Marina; and
   (iii) Tennis court.

Our development plan consists of a total of 33 units derived from the original 52 units on the site.

The units and the use are consistent with the definition of "hotel" and "hotel room":

> (H-7) Hotel means a building containing individual rooms for the purpose of providing overnight lodging facilities for periods not exceeding thirty (30) days to the general public for compensation with or without meals, and which has common facilities for reservations and cleaning services, combined utilities and on-site management and reception
>
> (R-17) Room, hotel or motel, means a unit in a public lodging establishment as defined by Florida Statutes section 509.013(4)(a) intended for transient lodging only for periods not exceeding thirty (30) days. Transient occupancy shall conform to the definition contained in Florida Statutes section 509.013(8) as to transient occupancy. For the purposes of density restriction under this chapter:
>
> (a) Hotel or motel room may be a single room or a suite and may include a kitchenette but no more than one and one-half (1 1/2) bathrooms and one (1) bedroom and one (1) other living area;
>
> (b) All entrances to a hotel or motel room shall share the same key or

Timothy J. McGarry, AICP Director
Growth Management Division
Monroe County Planning Department

means of controlling access so that the hotel or motel room as defined herein is not divisible into separately rentable units; and
(c) Suites containing more than one (1) bedroom and one and one-half (1 1/2) baths may be constructed; however, each bedroom/bath combination shall be considered a hotel/motel unit.

The site plan also complies with all of the applicable bulk regulations:

Setbacks: There are no setback requirements listed for the Recreational Vehicle Land Use District therefore, the most typical setback requirements have been applied at 25' front yard and 10 foot sideyard.

Landscape Bufferyard: The RV district requires a minimum US#1 of 30', that would require 12 canopy, 6 understory and 36 shrubs per 100 feet of frontage on US#1.

Shoreline setback: 20' for altered shorelines and 50' for unaltered shorelines has been used.

Waste Water Treatment Plant: Will meet or exceed 2010 standards.

Should you have any question please do not hesitate to contact me.

Sincerely,

Chad M. Warhaft
Director of Construction

General Project and Site Design Description

The existing fifty-two (52) hotel units on the three sites at mile marker 104 in Monroe County on Key Largo will be redeveloped into thirty-three (33) condominium-hotel units. The thirty-three (33) units will vary in size from 850 square feet to 1200 square feet and will be represented in three different floor plans. A total of forty-one (41) parking spaces will be available. The site plan also provides for a swimming pool, gazebos, Waste Water Treatment Plant and thirty-three (33) boat slips.

In order to achieve the site plan, an existing boat launching ramp will be filled at the Kelly's site and the existing Hobo's boat storage facility and ramps will be removed. Thus eliminating storm water run off and contaminates making there way into the bay.

Traffic Access

The access point portrayed in the Site Plan and traffic generated by the new condominium-hotel development can be accommodated, especially on this area of U.S. Highway 1. The redevelopment will not have a negative impact on the roadway or community and the access at U.S. Highway 1 is safe and adequate. In addition. the drive proposed within the development provides access to all parts of the development allowing access by emergency vehicles. inclusive of fire and ambulance.

Environmental Concerns

The site contains no significant natural environmental features. The entire property was previously altered and dredged. and all native vegetation removed. The proposed plan details a twenty-five (25) foot setback from the altered shoreline. Consulting Engineers and Science analysis indicates that the shoreline is truly altered and deserves an altered shoreline designation.

Phasing

In order to lessen the impacts on surrounding properties and lessen construction traffic on U.S. Highway 1, the project will be built in one phase.

NEW URBAN PLACES
A Berman Group Company

APPLICATION FORMS

501 Continental Plaza, 3250 Mary Street, Coconut Grove, Florida, 33133

MONROE COUNTY PLANNING DEPARTMENT

APPLICATION FOR AN AMENDMENT TO A ~~MINOR~~ Major CUU
CONDITIONAL USE APPROVAL

Application Fee: $2,590.00

or

(Increase in intensity of use and/or increase in floor area up to 1000 square feet)

Application Fee: $1850.00

RECEIVED
2 0 2005

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FEB 28 2005
W Malle

In addition to the above application fees, the following also apply:

$50.00 Fire Marshal Fee

$245.00 for each newspaper advertisement x 3

$3.00 for <u>each</u> property owner noticed

All information must be completed in full before the application can be processed by the Planning Department. If you have any questions, please contact the Planning Department office closest to you.

1) PROPERTY OWNER(S): Shirlee Thaler (Kelly's on the Bay and Aqua-Nut Divers)

Mailing Address: 104220 Overseas Highway, Key Largo, Fl.

Phone Number: (Home)_____ (Work) 305-451-1622 (Fax) 305-451-4623

PROPERTY OWNER(S): Robert Rothbard (Hobo's Marina and Restaraunt)

Mailing Address: 104200 Overseas Highway, Key Largo, Fl.

Phone Number: (Home)_____ (Work) 305-451-4684 (Fax) 305-451-4049

PROPERTY OWNER(S): Lorenzo & Rachel Azpiri (Neptune's Hideway)

Mailing Address: 104180 Overseas Highway, Key Largo, Fl.

Phone Number: (Home)_____ (Work) 305-451-0357 (Fax) 305-451-1504

2) AGENT NAME/TITLE: Chad M. Warhaft/ Director of Construction

Firm: New Urban Places

Address: 3250 Mary Street, Suite 501, Coconut Grove, FL. 33133

Phone Number:(Home) 305-798-2585 (Work) 305-341-0600 (Fax) 305-358-5160

3) Development Order or Resolution being amended: #_____

Date Recorded:_____(please attach copy)

4) LEGAL DESCRIPTION OF THE PROPERTY:

Lot: 4, 5, 6 Block:_____ Subdivision: Baywood

Key: Largo Mile Marker: 104

If in metes and bounds, attach a legal description on separate sheet.

5) Land Use Designation: Recreational Vehicle District

6) Real Estate Number(s): 00439630-000000, 0043960-00100, 00439620-000000

7) Street address of property if applicable, and general location description:

104180/104200/104220 Overseas Highway

8) PROPOSED CHANGE: Condominium-Hotel

A) Is a time extension being requested? (Yes)_____(No) X

If Yes, from_____ to_____

B) Is the Site Plan being revised? (Yes)_____(No) X

If yes, attach the approved site plan, a revised site plan, and list below all proposed changes. Please give a reason for each change:

_____

_____

_____

C) Other: *(Describe)*_____

_____

9) Please attach the necessary documents per **Attachment "A".**

10) If the supporting data such as blueprints or surveys are larger than 8 1/2 x 14 inches, the applicant shall submit sixteen (16) copies of each.

11) Photograph of subject property.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant or Agent

2/25/05
Date

Sworn before me this 28 day of February, 20 05 A.D.

JULIE SEGURA
MY COMMISSION # DD 275524
EXPIRES: April 4, 2008
Bonded Thru Notary Public Underwriters

Notary Public
My Commission Expires

ATTACHMENT A

The following documents may be required to be submitted with your application; please consult with a Planner. Photographs of the site will be necessary in all cases.

I. GENERAL

a) Photographs of site; looking N, E, S & W from perimeters of property and from road;
b) A copy of the official plat, if the proposed development is in a platted subdivision;
c) A survey prepared by an engineer or surveyor currently registered in Florida, containing his/her seal and signature. Indicate all existing structures, paved areas, location of all utility structures, bodies of water, docks, piers, existing grade and mean high water line;
d) A vegetation survey or habitat analysis, if applicable;
e) A landscape plan:
    1. A scale of 1 inch = 20 feet, one acre or more 1" = 40 feet;
    2. Property lines;
    3. Dimensions;
    4. Structures;
    5. Existing natural features;
f) Drainage plan showing final site grading with existing proposed topography prepared by a registered engineer, currently licensed in Florida, in accordance with the drainage ordinance;
g) Elevation drawings of all structures (existing and proposed) with elevation referenced to USGS datum of the following features: existing ground surfaces finished grades, top of foundation, floor elevation, roofline and highest point of the structure;
h) Traffic study (if applicable) in accordance with the Traffic Study Handbook;
i) Phasing schedule (if applicable).

II. SITE PLAN

a) A scaled site plan (at a minimum scale of 1" = 20 feet for projects of less than one acre; 1" = 40 feet for projects of one acre or more) including, but not limited to, the following requirements:
    1. Dimensions of the property and of all existing and proposed structures. Include all adjacent property and roadways on site plan and outside dimensions of entire parcel;
    2. Setbacks;
    3. Parking and loading zone locations and dimensions;
    4. Landscape plan and any open space preservation areas;
    5. Improvements for the handicapped according to the state requirements;
    6. Calculations for open space ratios, floor area ratios, density and parking;
    7. Outdoor lighting location and type;
    8. Mean high-water line and shoreline;
    9. Square footage and location of wetlands, including mangroves;
    10. Provisions for solid waste separation, storage and removal.

III. Conceptual Floor Plans - scale 1/4" = 1'.

IV. Section Drawing of the Building from N, S, E & W.

V. TYPED NAME AND ADDRESS **MAILING LABELS** of property owners within a 300 feet radius of the subject property. This list should be compiled from the current tax rolls located in the Property Appraiser's Office. **Also**, please provide the listing of the names, subdivision name, lot and block # and the RE #'s for each address and note those that are adjoining the property. Adjoining lots are not disrupted by a canal or street. When a condominium is adjoining the property within the three hundred (300) feet, each unit owner must be included.

VI. Letters of Coordination with local, regional, state and federal agencies may be required for development; some or all of the agencies listed below may be included in the development review. *(A list of contact people, phone numbers and addresses is available on request at each Planning Department office.)* Please consult with a Planner to determine which coordination is needed for your proposal.

a) Florida Keys Aqueduct Authority (FKAA)
b) Florida Department of Health and Rehabilitative Services (HRS)
c) Florida Keys Electric Cooperative (FKEC)
d) Fire Marshall
e) Florida Department of Transportation (FDOT)
f) South Florida Water Management District (SFWMD)
g) Florida Department of Environmental Protection (FDEP)
h) Florida Game and Freshwater Fish Commission (FGFWC)
i) U.S. Army Corps of Engineers (ACOE)
j) U.S. Fish and Wildlife Services (USFW)

MONROE COUNTY ***LIVE***

MISCELLANEOUS RECEIPT

RECEIPT # : 68264

RECEIPT DATE : 02/28/2005

PRINT DATE : 02/28/2005
PRINT TIME : 15:04:11
OPERATOR : mallettw
COPY # : 1

CASH DRAWER: 3

RECEIVED BY : mallettw
REC'D. FROM : NEW URBAN PLACES
UDF 106.1 :
UDF 106.2 :

NOTES : AMEND TO MAJOR COND USE & FEES

FEE ID	AMOUNT	THIS RCPT	BALANCE
FM FEE	50.00	50.00	0.00
ZONING -1	18.00	18.00	0.00
ZONING-020	2590.00	2590.00	0.00
ZONING-031	735.00	735.00	0.00
TOTALS:	3393.00	3393.00	0.00

METHOD OF PAYMENT	AMOUNT	NUMBER
CHECK	3393.00	1352 1353 1354 1355
TOTAL RECEIPT :	3393.00	

Interoredit Bank, N.A.
1200 Brickell Ave • 4th Floor
Miami, Florida 33131

1352
63-1181/670
420
NEW URBAN PLACES INC
3250 MARY STREET SUITE 501
2/28/2005

Interoredit Bank, N.A.
1200 Brickell Ave • 4th Floor
Miami, Florida 33131

1353
63-1181/670
420
NEW URBAN PLACES INC
3250 MARY STREET SUITE 501

Interoredit Bank, N.A.
1200 Brickell Ave • 4th Floor
Miami, Florida 33131

1354
63-1181/670
420
NEW URBAN PLACES INC

Interoredit Bank, N.A.
1200 Brickell Ave • 4th Floor
Miami, Florida 33131

1355

Interoredit Bank, N.A.
1200 Brickell Ave • 4th Floor
Miami, Florida 33131

1356
63-1181/670
NEW URBAN PLACES INC
3250 MARY STREET SUITE 501

Interoredit Bank, N.A.
1200 Brickell Ave • 4th Floor
Miami, Florida 33131

1357
63-1181/670
420

NEW URBAN PLACES INC
3250 MARY STREET SUITE 501
COCONUT GROVE FL 33133

2/28/2005

$ **18.00

PAY TO THE ORDER OF Monroe County ********** DOLLARS

Eighteen and 00/100**********

Monroe County

MEMO Property Owner Notices

⑈001357⑈ ⑆067011812⑆ 3301274051⑈

MONROE COUNTY ***LIVE***

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UDF 106.2 :

NOTES : AMEND TO MAJOR COND USE & FEES

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FM FEE	50.00	50.00	0.00
ZONING -1	18.00	18.00	0.00
ZONING-020	2590.00	2590.00	0.00
ZONING-031	735.00	735.00	0.00
TOTALS:	3393.00	3393.00	0.00

METHOD OF PAYMENT	AMOUNT	NUMBER
CHECK	3393.00	1352 1353 1354 1355

TOTAL RECEIPT : 3393.00

Interoredit Bank, N.A.
1200 Brickell Ave - 4th Floor
Miami, Florida 33131

1352
63-1181/670
420

NEW URBAN PLACES INC
3250 MARY STREET SUITE 501

2/28/2005

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Miami, Florida 33131

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Miami, Florida 33131

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Miami, Florida 33131

1356
63-1181/670

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1200 Brickell Ave - 4th Floor
Miami, Florida 33131

1357
63-1181/670
420

NEW URBAN PLACES INC
3250 MARY STREET SUITE 501
COCONUT GROVE FL 33133

2/28/2005

$ **18.00

PAY TO THE ORDER OF Monroe County ********** DOLLAR

Eighteen and 00/100**********

Monroe County

MEMO Property Owner Notices

⑈001357⑈ ⑆067011812⑆ 3301274 05⑈

ATTACHMENTS

LETTERS OF AUTHORIZATION

AUTHORIZATION TO REPRESENT CLIENT

To: Monroe County Planning Department

2798 Overseas Highway, Suite #410

Marathon, FL 33050

This letter will serve as authorization for either **Chad M. Warhaft or the undersigned owners** to represent the owners of Kelly's on the Bay and Aqua-nut Divers in the following matter(s).

AMENDMENT TO A MINOR CONDITIONAL USE FOR KELLY'S ON THE BAY AND

AQUA-NUTS DIVERS

Please cooperate with Mr. Warhaft in all respects, including access to previously filed applications. Thank you.

Shirlee Thaler
(Signature)

SHIRLEE THALER
(Print Name)

(Signature)

(Print Name)

Dated: February 25, 2005

Property : Kelly's on the Bay and Aqua-Nut Divers, 104220 Overseas Highway, Key Largo

Before me appeared Shirlee Thaler who are/is personally known to me, or who produced a valid driver's license as identification, and acknowledged having executed the foregoing Authority to Represent for the purposes expressed therein.

Melba B. Benson
My Commission DD250322
Expires November 28, 2007

Melba B Benson
Notary Public

Dated: February 25, 2005

(Notary's Stamp/Seal)

AUTHORIZATION TO REPRESENT CLIENT

To: Monroe County Planning Department

2798 Overseas Highway, Suite #410

Marathon, FL 33050

This letter will serve as authorization for either **Chad M. Warhaft or the undersigned owners** to represent the owners of Hobo's Marina in the following matter(s).

AMENDMENT TO MINOR CONDITIONAL USE FOR HOBO'S MARINA

Please cooperate with Mr. Warhaft in all respects, including access to previously filed applications. Thank you.

(Signature) (Signature)

ROBERT ROTHBARD

(Print Name) (Print Name)

Dated: February 25, 2005

Property : Hobo's Marina, 104200 Overseas Highway, Key Largo

Before me appeared Robert Rothbard who are/is personally known to me, or who produced a valid driver's license as identification, and acknowledged having executed the foregoing Authority to Represent for the purposes expressed therein.

Sharon Smith
My Commission DD202632
Expires April 10, 2007

Notary Public

Dated: 2-25-05

(Notary's Stamp/Seal)

AUTHORIZATION TO REPRESENT CLIENT

To: Monroe County Planning Department

2798 Overseas Highway, Suite #410

Marathon, FL 33050

This letter will serve as authorization for either **Chad M. Warhaft or the undersigned owners** to represent the owners of Neptune's Hideaway in the following matter(s).

AMENDMENT TO A MINOR CONDITIONAL USE FOR NEPTUNE'S HIDEAWAY

Please cooperate with Mr. Warhaft in all respects, including access to previously filed applications. Thank you.

(Signature)

LORENZO AZPIRI
(Print Name)

(Signature)

Rachel Azpiri
(Print Name)

Dated: February 25, 2005

Property : Neptune's Hideaway, 104180 Overseas Highway, Key Largo

Before me appeared Lorenzo & Rachel Azpiri who are/is personally known to me, or who produced a valid driver's license as identification, and acknowledged having executed the foregoing Authority to Represent for the purposes expressed therein.

JULIE SEGURA
MY COMMISSION # DD 275524
EXPIRES: April 4, 2008
Bonded Thru Notary Public Underwriters

(Notary's Stamp/Seal)

Notary Public

Dated: 2/25/05

NEW URBAN PLACES
A Berman Group Company

COORDINATION LETTERS

501 Continental Plaza, 3250 Mary Street, Coconut Grove, Florida, 33133

NEW URBAN PLACES
A Berman Group Company

February 27th, 2005

Mr. Edgar F. Nicolle, Jr.
Distribution Design Manager
Florida Keys Aqueduct Authority
1110 Kennedy Drive
Key West, Florida 33041-1239

Subject: DB Key Largo Condominium-Hotel Letter of Coordination

Dear Mr. Nicolle:

I have enclosed with this letter a copy of the site plan for the proposed DB Key Largo project to be built at the former site of Kelly's On The Bay, Hobo's Marina and Neptune's Resort. The properties will be demolished and replaced with a 33 unit condominium hotel as described in the site plan and other documents attached here to.

Please review the site plan and provide me with a letter of coordination so that I may demonstrate to Monroe County that you have reviewed the plans and are ready to further coordinate the development at the time of building permit review.

Thank you,

Chad M. Warhaft
Director of Construction

501 Continental Plaza, 3250 Mary Street, Coconut Grove, Florida, 33133

NEW URBAN PLACES
A Berman Group Company

February 27th, 2005

Mr. Clark O. Martin . Jr
Fire Chief
Monroe County Fire Rescue
2796 Overseas Highway
Marathon, Florida 33050

Subject: DB Key Largo Condominium-Hotel Letter of Coordination

Dear Chief Martin:

I have enclosed with this letter a copy of the site plan for the proposed DB Key Largo project to be built at the former site of Kelly's On The Bay, Hobo's Marina and Neptune's Resort. The properties will be demolished and replaced with a 33 unit condominium hotel as described in the site plan and other documents attached here to.

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Thank you,

Chad M. Warhaft
Director of Construction

501 Continental Plaza, 3250 Mary Street, Coconut Grove, Florida, 33133

NEW URBAN PLACES
A Berman Group Company

February 27th, 2005

Mr. James J. Slack
United States Department of the Interior
Fish and Wildlife Service
South Florida Ecological Services Office
1339 20th Street
Vero Beach, Florida 32960

Subject: DB Key Largo Condominium-Hotel Letter of Coordination

Dear Mr. Slack:

I have enclosed with this letter a copy of the site plan for the proposed DB Key Largo project to be built at the former site of Kelly's On The Bay, Hobo's Marina and Neptune's Resort. The properties will be demolished and replaced with a 33 unit condominium hotel as described in the site plan and other documents attached here to.

Please review the site plan and provide me with a letter of coordination so that I may demonstrate to Monroe County that you have reviewed the plans and are ready to further coordinate the development at the time of building permit review.

Thank you,

Chad M. Warhaft
Director of Construction

501 Continental Plaza, 3250 Mary Street, Coconut Grove, Florida, 33133

NEW URBAN PLACES
A Berman Group Company

February 27th, 2005

Mr. Jon B. Dye
Staking Technician
Florida Keys Electric Cooperative Association, Inc.
91605 Overseas Highway
Tavernier, Florida 33070-0377

Subject: DB Key Largo Condominium-Hotel Letter of Coordination

Dear Mr. Dye:

I have enclosed with this letter a copy of the site plan for the proposed DB Key Largo project to be built at the former site of Kelly's On The Bay, Hobo's Marina and Neptune's Resort. The properties will be demolished and replaced with a 33 unit condominium hotel as described in the site plan and other documents attached here to.

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Thank you

Chad M. Warhaft
Director of Construction

501 Continental Plaza, 3250 Mary Street, Coconut Grove, Florida, 33133

NEW URBAN PLACES
A Berman Group Company

February 27th, 2005

Ms. Tania McMillan
Environmental Manager, Submerged Lands and Environmental Resource Program
Florida Department of Environmental Protection
South District, Marathon Branch Office
2796 Overseas Highway, Suite 211
Marathon, Florida 33050-4276

Subject: DB Key Largo Condominium-Hotel Letter of Coordination

Dear Ms. McMillan:

I have enclosed with this letter a copy of the site plan for the proposed DB Key Largo project to be built at the former site of Kelly's On The Bay, Hobo's Marina and Neptune's Resort. The properties will be demolished and replaced with a 33 unit condominium hotel as described in the site plan and other documents attached here to.

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Thank you

Chad M. Warhaft
Director of Construction

501 Continental Plaza, 3250 Mary Street, Coconut Grove, Florida, 33133

NEW URBAN PLACES
A Berman Group Company

February 27th, 2005

Mr. William Brookman, MPH
Environmental Specialist III
Florida Department of Health
Monroe County Health Department
Environmental Health Services
85960 Overseas Highway, Suite 5
Islamorada, Florida 33036

Subject: DB Key Largo Condominium-Hotel Letter of Coordination

Dear Mr. Brookman:

I have enclosed with this letter a copy of the site plan for the proposed DB Key Largo project to be built at the former site of Kelly's On The Bay, Hobo's Marina and Neptune's Resort. The properties will be demolished and replaced with a 33 unit condominium hotel as described in the site plan and other documents attached here to.

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Thank you,

Chad M. Warhaft
Director of Construction

501 Continental Plaza, 3250 Mary Street, Coconut Grove, Florida, 33133

NEW URBAN PLACES
A Berman Group Company

February 27th, 2005

Mr. Guy Gladson, P.E.
District Permits Engineer
Florida Department of Transportation
District 6 Permit Office
1000 NW 111 Avenue, Room 6215
Miami, Florida 33172-5800

Subject: DB Key Largo Condominium-Hotel Letter of Coordination

Dear Mr. Gladson:

I have enclosed with this letter a copy of the site plan for the proposed DB Key Largo project to be built at the former site of Kelly's On The Bay, Hobo's Marina and Neptune's Resort. The properties will be demolished and replaced with a 33 unit condominium hotel as described in the site plan and other documents attached here to.

Please review the site plan and provide me with a letter of coordination so that I may demonstrate to Monroe County that you have reviewed the plans and are ready to further coordinate the development at the time of building permit review.

Thank you,

Chad M. Warhaft
Director of Construction

501 Continental Plaza, 3250 Mary Street, Coconut Grove, Florida, 33133

NEW URBAN PLACES
A Berman Group Company

February 27th, 2005

Mr. Edward Cronyn
Senior Supervisor Environmental Analyst
South Florida Water Management District
Palm Beach Service Center
3301 Gun Club Road
West Palm Beach, Florida 33406

Subject: DB Key Largo Condominium-Hotel Letter of Coordination

Dear Mr. Cronyn:

I have enclosed with this letter a copy of the site plan for the proposed DB Key Largo project to be built at the former site of Kelly's On The Bay, Hobo's Marina and Neptune's Resort. The properties will be demolished and replaced with a 33 unit condominium hotel as described in the site plan and other documents attached here to.

Please review the site plan and provide me with a letter of coordination so that I may demonstrate to Monroe County that you have reviewed the plans and are ready to further coordinate the development at the time of building permit review.

Thank you,

Chad M. Warhaft
Director of Construction

501 Continental Plaza, 3250 Mary Street, Coconut Grove, Florida, 33133

NEW URBAN PLACES
A Berman Group Company

February 27th, 2005

Mr. Rick Malloy
U.S. Army Corps of Engineers
South Permits Branch
South Permits Section
Marathon Regulatory Office
CESAJ-RD-SS-A
2796 Overseas Highway, Suite 221
Marathon, Florida 33050

Subject: DB Key Largo Condominium-Hotel Letter of Coordination

Dear Mr. Malloy:

I have enclosed with this letter a copy of the site plan for the proposed DB Key Largo project to be built at the former site of Kelly's On The Bay, Hobo's Marina and Neptune's Resort. The properties will be demolished and replaced with a 33 unit condominium hotel as described in the site plan and other documents attached here to.

Please review the site plan and provide me with a letter of coordination so that I may demonstrate to Monroe County that you have reviewed the plans and are ready to further coordinate the development at the time of building permit review.

Thank you,

Chad M. Warhaft
Director of Construction

501 Continental Plaza, 3250 Mary Street, Coconut Grove, Florida, 33133

Mr. Edgar F. Nicolle, Jr.
Distribution Design Manager
Florida Keys Aqueduct Authority
1110 Kennedy Drive
Key West, Florida 33041-1239

Mr. Clark O. Martin , Jr
Fire Chief
Monroe County Fire Rescue
2796 Overseas Highway
Marathon, Florida 33050

Mr. James J. Slack
United States Department of the Interior
Fish and Wildlife Service
South Florida Ecological Services Office
1339 20th Street
Vero Beach, Florida 32960

Mr. Jon B. Dye
Staking Technician
Florida Keys Electric Cooperative Association, Inc.
91605 Overseas Highway
Tavernier, Florida 33070-0377

Ms. Tania McMillan
Environmental Manager, Submerged Lands and
Environmental Resource Program
Florida Department of Environmental Protection
South District, Marathon Branch Office
2796 Overseas Highway, Suite 211
Marathon, Florida 33050-4276

Mr. William Brookman, MPH
Environmental Specialist III
Florida Department of Health
Monroe County Health Department
Environmental Health Services
85960 Overseas Highway, Suite 5
Islamorada, Florida 33036

Mr. Guy Gladson, P.E.
District Permits Engineer
Florida Department of Transportation
District 6 Permit Office
1000 NW 111 Avenue, Room 6215
Miami, Florida 33172-5800

Mr. Edward Cronyn
Senior Supervisor Environmental Analyst
South Florida Water Management District
Palm Beach Service Center
3301 Gun Club Road
West Palm Beach, Florida 33406

Mr. Rick Malloy
U.S. Army Corps of Engineers
South Permits Section
Marathon Regulatory Office
CESAJ-RD-SS-A
2796 Overseas Highway, Suite 221
Marathon, Florida 33050

NEW URBAN PLACES
A Berman Group Company

TRAFFIC STUDY

501 Continental Plaza, 3250 Mary Street, Coconut Grove, Florida, 33133

TRANSPORT ANALYSIS PROFESSIONALS, INC.
8701 S.W. 137th AVENUE • SUITE 210 • MIAMI, FL 33183-4498 • TEL 305/385-0777 • FAX 305/385-9997

FAX & MAIL

February 25, 2005

Mr. Chad Warhaft
New Urban Places
Director of Construction
3250 Mary Street, Suite 501
Coconut Grove, Florida 33133

RE: Condominium/Hotel Bayside Development
Approximately US 1 Mile Marker 104
Key Largo
Letter of Coordination for Level III Traffic Study

Dear Mr. Warhaft:

Per your request, Transport Analysis Professionals, Inc. (TAP) will perform a traffic study as required by Monroe County Growth Management for the new residential development that you are planning in the unincorporated area of Monroe County.

The proposed development is located on the bayside of the Overseas Highway near US 1 Mile Marker 104. The development site consists of three currently developed parcels and the existing uses will be demolished/abandoned. In their place a 33-unit condominium/hotel will be built. The three parcels and current uses that make up this development site, from south to north, are Kelly's On the Bay, Hobo's Marina and Restaurant and Neptune's Hideaway Resort & Spa. These three parcels contain marina and rack dry storage, slips on Bluewater Sound, motel (CBS and trailer) units, dive shop, recreational dive operation, restaurant, and associated amenities.

From the preliminary information we recently received from you, a Level III traffic study will be required. A Level III traffic study usually requires that several intersections in proximity to your site be studied to measure the traffic impacts associated with your proposed development in contrast to the existing uses to be demolished. TAP will identify and coordinate the specific intersection locations with the County's traffic consultant before starting the traffic study process. Once the study area and roadway/intersections have been identified, we can prepare a Level III traffic study. The typical study usually takes about four weeks to complete, but we will expedite its preparation to the degree possible.

Our preliminary analysis suggests that the three existing uses to be demolished/discontinued generate well in excess of 500 trips per day and that the new (replacement) condominium/hotel use will generate less traffic than what currently exists. Further, where a number of driveways (some ill-defined) currently exist to serve the various uses on the three individual parcels, the new condominium/hotel development is proposed to have one well-defined driveway connection to US 1. However, we cannot guarantee that your project will not require roadway or intersection improvements to mitigate traffic impacts caused by your development. On the other hand, from prior experience performing similar Level III traffic studies in the Key Largo area, we do not expect that any major roadway or intersection improvements will be needed.

You may wish to present this letter of coordination to County staff along with your current application for your development. As mentioned, we cannot begin the traffic study process until specific intersections and data collection dates are identified through coordination with the County's traffic consultant.

If additional information is needed, please contact us at your convenience.

Very truly yours,

TRANSPORT ANALYSIS PROFESSIONALS, INC.

David C. Rhinard, P.E.
Principal

DCR/ja/1802

TRANSPORT ANALYSIS PROFESSIONALS, INC.

8701 S.W. 137th AVENUE • SUITE 210 • MIAMI, FL 33183-4498 • TEL 305/385-0777 • FAX 305/385-9997

FAX & MAIL

February 25, 2005

Mr. Chad Warhaft
Director of Construction
New Urban Places
3250 Mary Street
Suite 501
Coconut Grove, Florida 33133

RE: Condominium/Hotel Bayside Development
Approximately US 1-Mile Marker 104
Key Largo, Florida

Dear Mr. Warhaft:

This is to acknowledge receipt of our executed agreement for preparing a traffic study for the subject development and to advise you that we are actively underway.

TAP staff was able to contact the Monroe County traffic consultant this afternoon and we have mutually agreed upon intersections in Key Largo that will be analyzed. Our necessary traffic data collection is scheduled for next week.

Very truly yours,

TRANSPORT ANALYSIS PROFESSIONALS, INC.

David C. Rhinard, P.E.
Principal

DCR/ja/5718

NEW URBAN PLACES
A Berman Group Company

SHORELINE DETERMINATION

501 Continental Plaza, 3250 Mary Street, Coconut Grove, Florida, 33133

CONSULTING ENGINEERING & SCIENCE, INC.

Civil Engineers Coastal Engineers Environmental Scientists

February 25, 2005

Mr. Chad Warhaft
Director of Construction
New Urban Places, LLC
3250 Mary Street, #501
Coconut Grove, Florida 33133

Re: Shoreline Determination Study
Mile Marker 104
Key Largo, Florida

Dear Mr. Warhaft:

Consulting Engineering & Science, Inc. (CES) was retained by New Urban Places, LLC to conduct a shoreline determination study along three (3) pieces of property located on Blackwater Sound near Mile Marker 104 in Key Largo, Florida. The purpose of this study was to assess the condition of the shoreline at each of the subject properties.

On February 25, 2005, two biologists from CES visited the sites and conducted upland and near shore underwater observations of the shorelines. The purpose of this report is to summarize our findings.

North Property

The North property is approximately 100 feet in width and 430 feet in depth from West Dixie Highway to Blackwater Sound and is occupied by Kelly's Motel. The northern portion of the shoreline has been improved with a raised wood deck with riprap beneath and a floating dock finger pier. South of the wood deck, is a concrete boat launching ramp. The southern portion of the shoreline from the boat launching ramp has been improved with a raised wood deck along the shoreline that extends over a rubble "L" shaped breakwater that projects out into the Sound. The upland vegetation consisted of a single buttonwood tree and one (1) red mangrove adjacent to the northern property line with a single red mangrove and four (4) coconut palms in the area adjacent to the southern property line. The near shore underwater area consisted of a rock substrate with some algae and scattered areas of seagrass.

Based upon our visual observations of the Kelly's Motel site, it our opinion that the shoreline along the subject property has been altered and is man-made.

8925 S.W. 148th Street, Suite 100 • Miami, Florida 33176 • Phone: (305)378-5555 • Fax: (305)378-9304

Mr. Chad Warhaft
February 25, 2005
Page 2

Center Property

The center property is approximately 100 feet in width and 425 feet in depth from West Dixie Highway to Blackwater Sound and is occupied by Hobo's Marina. A majority of the property has been improved with a wood dock over a riprap shoreline. A concrete walkway runs along the upland portion of the site and out to a wood "L" shaped dock that extends into the Sound from the upland adjacent to the southern property line. The upland vegetation consisted of a single red mangrove along the northern property line. The near shore underwater area consisted of a rock substrate with some algae and scattered areas of seagrass.

Based upon our visual observations of the Hobo's Marina site, it is our opinion that the shoreline of the subject property has been altered and is man-made.

South Property

The South Property is approximately 100 feet in width and 405 feet in depth from West Dixie Highway to Blackwater Sound and is occupied by Neptune's Hideaway Resort and Spa. The northern portion of the shoreline has been improved with the placement of riprap. The center portion of the shoreline has been improved with a wood deck and pier that extends out into the Sound. The southern portion of the shoreline has also been improved with the placement of riprap. In the area from the riprap to the southern property line, is an open sandy area that is used to launch boats and canoes. The upland area immediately behind the riprap and deck is an open sandy area. The upland vegetation consisted of eight (8) coconut palms scattered along the upland area adjacent to the shoreline. The near shore underwater area consisted of a rock substrate with some algae and scattered areas of seagrass.

Based upon our visual observations of the Neptune's Hideaway Resort and Spa site, it is our opinion that the shoreline of the subject property has been altered and is man-made.

Should you have any questions or require additional information, please contact our office.

Very truly yours,

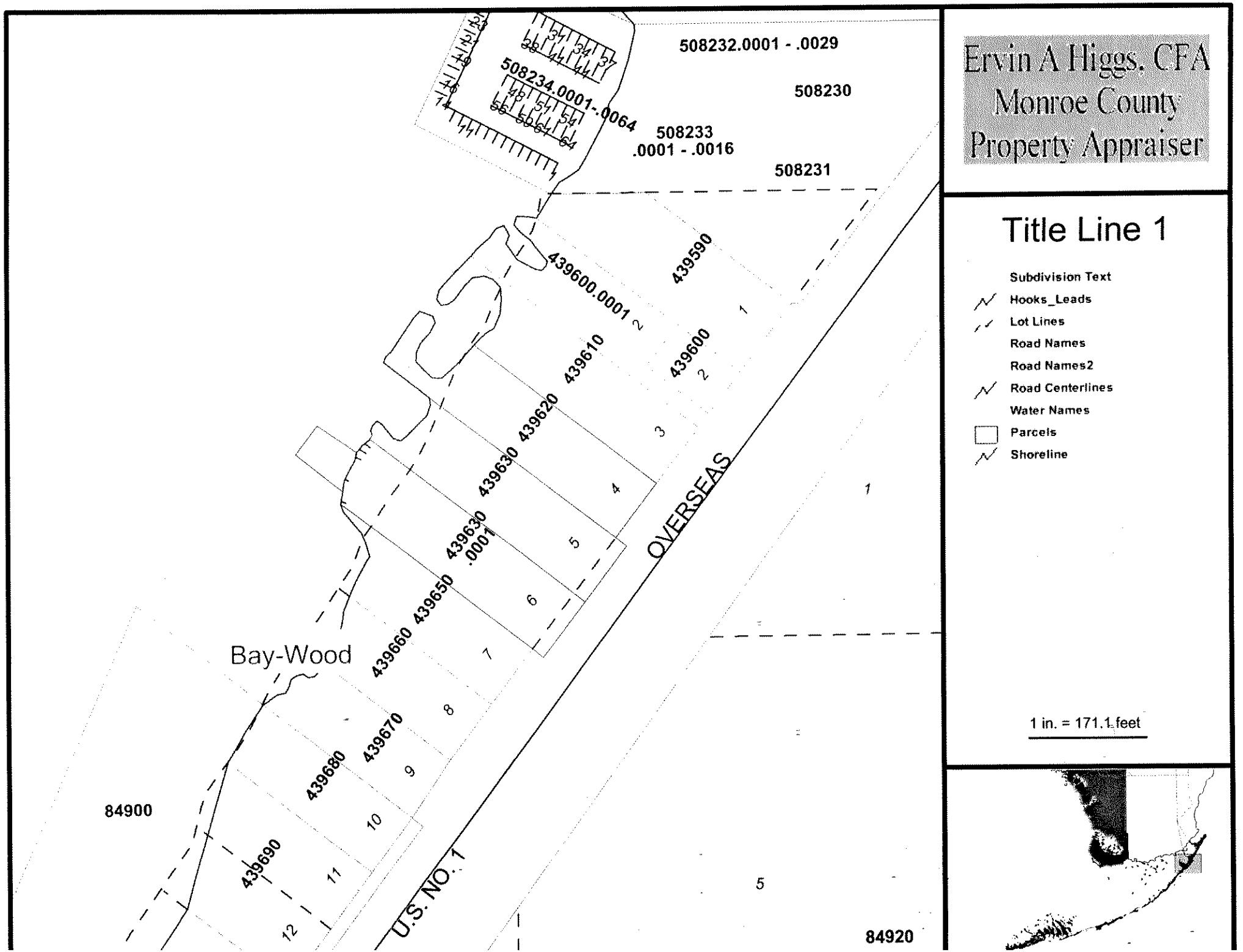
CONSULTING ENGINEERING & SCIENCE, INC.

John R. Guttman, P.E.
President

JRG:agm

(0522.00)

LIST OF SURROUNDING PROPERTY OWNERS


Ervin A Higgs, CFA
Monroe County
Property Appraiser
Title Line 1
Subdivision Text
Hooks_Leads
Lot Lines
Road Names
Road Names2
Road Centerlines
Water Names
Parcels
Shoreline
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439630
.0001
439650
439660
439670
439680
439690
Bay-Wood
OVERSEAS
U.S. NO. 1
84900
84920

Clear Ink Jet Labels **Use template for 8660™ or 8160™**

State of Florida
3900 Commonwealth Blvd
Mail Station 115
Tallahassee, FL. 32399

State of Florida
3900 Commonwealth Blvd
Mail Station 115
Tallahassee, FL. 32399

State of Florida
3900 Commonwealth Blvd
Mail Station 115
Tallahassee, FL. 32399

Heart of The Bay, Inc.
104250 Overseas Highway
Key Largo, FL. 33037

Heart of The Bay, Inc.
104250 Overseas Highway
Key Largo, FL. 33037

Heart of The Bay, Inc.
104250 Overseas Highway
Key Largo, FL. 33037

GCC, LLC
14600 SW 136th Street
Miami, FL. 33186

GCC, LLC
14600 SW 136th Street
Miami, FL. 33186

GCC, LLC
14600 SW 136th Street
Miami, FL. 33186

Amoray Dive Resort, Inc.
104250 Overseas Highway
Key Largo, FL. 33037

Amoray Dive Resort, Inc.
104250 Overseas Highway
Key Largo, FL. 33037

Amoray Dive Resort, Inc.
104250 Overseas Highway
Key Largo, FL. 33037

Azul Del Mar, Inc.
228 SW 22nd Road
Miami, FL. 33129

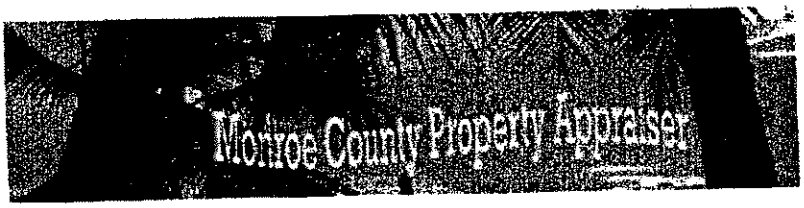
Azul Del Mar, Inc.
228 SW 22nd Road
Miami, FL. 33129

Azul Del Mar, Inc.
228 SW 22nd Road
Miami, FL. 33129

Whitehurst Family Partnership
P.O. Box 1637
Key Largo, FL. 33037

Whitehurst Family Partnership
P.O. Box 1637
Key Largo, FL. 33037

Whitehurst Family Partnership
P.O. Box 1637
Key Largo, FL. 33037



ONLINE DATA CENTER

RECORDS SEARCH

PRINTER FRIENDLY VERSION

Your search for RE Number: "00084920-000000" finished with a total of 1 records found.
Search Again...

Previous Record Record 1 of 1 Next Record

PROPERTY INFORMATION FOR:

Alternate Key: 1093581
RE Number: 00084920-000000

Email this office about this parcel

Property Details

Show Property Map

OWNER OF RECORD

BD OF TRS OF THE IIF OF THE ST OF FL-% DEP-3900 COMMONWEALTH
3900 COMMONWEALTH BLVD - MAIL STA 115
TALLHASSEE FL 32399

PHYSICAL LOCATION

KEY LARGO

LEGAL DESCRIPTION

11-61-39 ISLAND OF KEY LARGO PART OF LOTS 1-4-5 MODEL LAND COMPANY PLAT PB1-68 (9AC) OR500-789/790 OR545-725Q/C OR559-573Q/C OR559-578/583Q/C

SECTION, TOWNSHIP, RANGE

11 - 61 - 39

TAXING DISTRICT

500K

PC CODE

87 - STATE (OTHER THAN PC LIST)

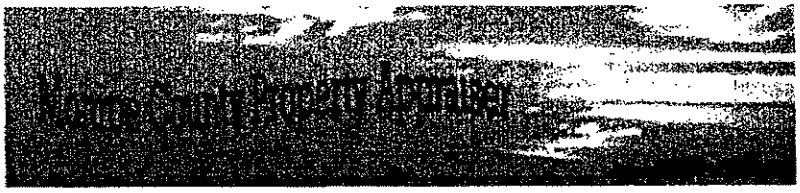
VALUES

	CURRENT 2004	PREVIOUS 2003
LAND VALUE	162,375	162,375
MISC VALUE		
BUILDING VALUE		
JUST VALUE	162,375	162,375
EXEMPT VALUE	162,375	162,375
TAXABLE VALUE		

BUILDING & LAND INFORMATION

NUMBER OF BUILDINGS	0
COMMERCIAL BUILDINGS	0
TOTAL LIVING AREA	0
ACTUAL YEAR BUILT	0

LAND USE CODE	LAND AREA
M10D - Residential Moratorium Dry	8.66 AC



ONLINE DATA CENTER

RECORDS SEARCH

PRINTER FRIENDLY VERSION

Your search for Subdivisions/Condominiums: "Baywood" finished with a total of 17 records found.
Search Again...

Previous Record Record 14 of 17 Next Record

PROPERTY INFORMATION FOR:

Alternate Key: 1539309
RE Number: 00439610-000000

Email this office about this parcel

Property Details

Show Property Map

OWNER OF RECORD

HEART OF THE BAY INC
104250 OVERSEAS HIGHWAY
KEY LARGO FL 33037
Business Name: CAMELOT

PHYSICAL LOCATION

Unit Number: 13
104240 OVERSEAS HWY
KEY LARGO

LEGAL DESCRIPTION

BK LT 3 BAYWOOD KEY LARGO PB1-102 SUB OF PT LOTS 1-2-3-4-5 & 7 SEC 11 TWP 61S R 39E OR189-565-566 OR838-599E OR989-311 OR1182-509(JB) OR1410-302(CMS) OR1410-3

SECTION, TOWNSHIP, RANGE

11 - 61 - 39

TAXING DISTRICT
500K

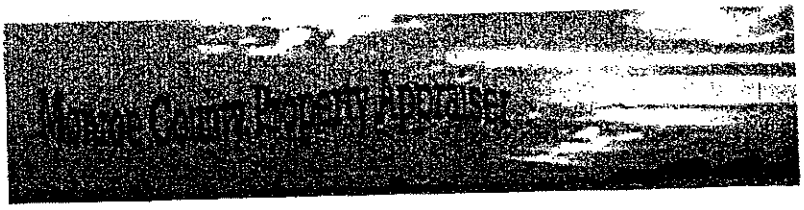
PC CODE
39 - HOTEL OR MOTEL

VALUES

	CURRENT 2004	PREVIOUS 2003
LAND VALUE	609,375	609,375
MISC VALUE	72,326	74,765
BUILDING VALUE	570,204	570,204
JUST VALUE	744,264	1,317,061
EXEMPT VALUE		

BUILDING & LAND INFORMATION

NUMBER OF BUILDINGS	3
COMMERCIAL BUILDINGS	2
TOTAL LIVING AREA	4847
ACTUAL YEAR BUILT	1947



ONLINE DATA CENTER

RECORDS SEARCH

PRINTER FRIENDLY VERSION

Your search for **Subdivisions/Condominiums: "Baywood"** finished with a total of 17 records found.
Search Again...

Previous Record Record 15 of 17 Next Record

PROPERTY INFORMATION FOR:

Alternate Key: 1539341
RE Number: 00439650-000000

Email this office about this parcel

Property Details

Show Property Map

OWNER OF RECORD

GCC LLC
14600 SW 136TH ST
MIAMI FL 33186

PHYSICAL LOCATION

KEY LARGO

LEGAL DESCRIPTION

BK LT 7 BAYWOOD KEY LARGO PB1-102 SUB OF PT LOTS 1-2-3-4-5 &-7 SEC-11 TWP-61S R-39E OR185-567-568 OR796-2201 OR873-923 OR933-2470Q/C OR1006-700 OR122

SECTION, TOWNSHIP, RANGE

11 - 61 - 39

TAXING DISTRICT

500K

PC CODE

00 - VACANT RESIDENTIAL

VALUES

	CURRENT 2004	PREVIOUS 2003
LAND VALUE	190,313	190,313
MISC VALUE		
BUILDING VALUE		
JUST VALUE	190,313	190,313
EXEMPT VALUE		
TAXABLE VALUE	190,313	190,313

BUILDING & LAND INFORMATION

NUMBER OF BUILDINGS	0
COMMERCIAL BUILDINGS	0
TOTAL LIVING AREA	0
ACTUAL YEAR BUILT	0

LAND USE CODE	LAND AREA
1MHW	26250 SF

Monroe County Property Appraiser

ONLINE DATA CENTER

RECORDS SEARCH

PRINTER FRIENDLY VERSION

Your search for Subdivisions/Condominiums: "Baywood" finished with a total of 17 records found.
Search Again...

Previous Record Record 3 of 17 Next Record

PROPERTY INFORMATION FOR:

Alternate Key: 1539295
RE Number: 00439600-000100

Email this office about this parcel

Property Details

Show Property Map

OWNER OF RECORD

AMORAY DIVE RESORT INC
104250 OVERSEAS HWY
KEY LARGO FL 33037
Business Name: BAYWOOD VILLA APTS

PHYSICAL LOCATION

104250 OVERSEAS HWY
KEY LARGO

LEGAL DESCRIPTION

BAYWOOD KEY LARGO PB1-102 PT LOT 2 OR453-995 OR1031-2016(JMH) OR1496-1258/59(CW) OR1748-2107Q

SECTION, TOWNSHIP, RANGE

11 - 61 - 39

TAXING DISTRICT

500K

PC CODE

39 - HOTEL OR MOTEL

VALUES

	CURRENT 2004	PREVIOUS 2003
LAND VALUE	495,938	495,938
MISC VALUE	35,606	22,690
BUILDING VALUE	885,463	619,894
JUST VALUE	1,860,660	1,138,522
EXEMPT VALUE		
TAXABLE VALUE	1,860,660	1,138,522

BUILDING & LAND INFORMATION

NUMBER OF BUILDINGS	4
COMMERCIAL BUILDINGS	4
TOTAL LIVING AREA	8062
ACTUAL YEAR BUILT	1957

LAND USE CODE	LAND AREA
10HW	26450 SF

Monroe County Property Appraiser

ONLINE DATA CENTER

RECORDS SEARCH

PRINTER FRIENDLY VERSION

Your search for Subdivisions/Condominiums: "Baywood" finished with a total of 17 records found.
Search Again...

Previous Record Record 2 of 17 Next Record

PROPERTY INFORMATION FOR:

Alternate Key: 1539279
RE Number: 00439590-000000

Email this office about this parcel

Property Details

Show Property Map

OWNER OF RECORD
AZUL DEL MAR INC
228 SW 22ND ROAD
MIAMI FL 33129
Business Name: AZUL DEL MAR

PHYSICAL LOCATION

Unit Number: 5
104300 OVERSEAS HWY
KEY LARGO

LEGAL DESCRIPTION
BAYWOOD KEY LARGO PB1-102 PT LOT 1 OR424-894/895 OR763-1755/1756 OR773-214 OR790-313

SECTION, TOWNSHIP, RANGE
11 - 61 - 39

TAXING DISTRICT
500K

PC CODE
39 - HOTEL OR MOTEL

VALUES

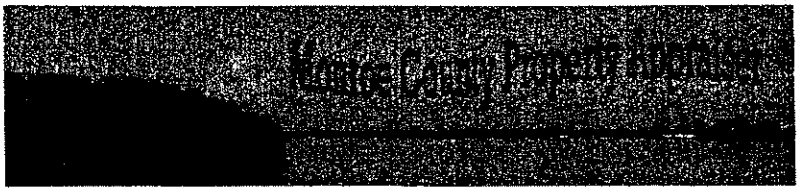
	CURRENT 2004	PREVIOUS 2003
LAND VALUE	614,625	553,163
MISC VALUE	25,480	42,616
BUILDING VALUE	404,435	197,091
JUST VALUE	1,044,540	832,514
EXEMPT VALUE		

BUILDING & LAND INFORMATION

NUMBER OF BUILDINGS	2
COMMERCIAL BUILDINGS	2
TOTAL LIVING AREA	3240
ACTUAL YEAR BUILT	1970

LAND USE CODE LAND AREA

The data contained in this website was last updated 09/24/2004.



ONLINE DATA CENTER

RECORDS SEARCH

PRINTER FRIENDLY VERSION

Your search for **Subdivisions/Condominiums: "Baywood"** finished with a total of 17 records found.
Search Again...

Previous Record | Record 1 of 17 | Next Record

PROPERTY INFORMATION FOR:

Alternate Key: 1093564
RE Number: 00084900-000000

Email this office about this parcel

Property Details

Show Property Map

OWNER OF RECORD

WHITEHURST FAMILY PARTNERSHIP
P O BOX 1637
KEY LARGO FL 33037

PHYSICAL LOCATION

KEY LARGO

LEGAL DESCRIPTION

11 61 39 BAY BOTTOM NWLY LOTS 10-14 & PT LOT 15 BAYWOOD SUBOR512-120-121 OR1078-372/73(JMH) OR1174-1977/79(JMH)

SECTION, TOWNSHIP, RANGE

11 - 61 - 39

TAXING DISTRICT	PC CODE
500K	00 - VACANT RESIDENTIAL

NEW URBAN PLACES
A Berman Group Company

MONROE COUNTY PROPERTY RECORD CARDS

501 Continental Plaza, 3250 Mary Street, Coconut Grove, Florida, 33133

MONROE COUNTY PROPERTY RECORD CARD
ALTERNATE KEY: 1539325

ID: 059 Run: 1/19/2005 2:47PM Page

HOBO'S MARINA INC

104200 OVERSEAS HIGHWAY
KEY LARGO FL 33037

PARCEL 00439630-000000 11-61-39 NBHD 1806
ALT KEY 1539325 MILL GRP 500K PC 27
PHYSICAL ADDR: UNIT:
Business Name:

LEGAL DESCRIPTION

BAYWOOD PB1-102 KEY LARGO LOT 5 & PT ADJ HIWAY BCC BOOK E-519/520 OR282-385/386 OR765-1857 OR765-1856 OR789-1534 OR789-1975 OR849-1536/37Q/COR872-349 OR889-699AFF OR889-705 OR889-706Q/C OR929-2477 OR929-2478Q/C OR930-1446QC OR1000-1887(JMH) OR1000-1888(JMH) OR1132-481(CMS) OR1132-482QC(JMH) OR1174-1390(JMH) OR1174-1391QC(JMH) OR1664-2349/59 II LEASE(CW)

LAND DATA 1

LINE	USE	FRONT	DEPTH	NOTES	# UNIT	TYPE	RATE	DEPTH	LOC	SHP	PHYS	CLASS	JUST VALUE
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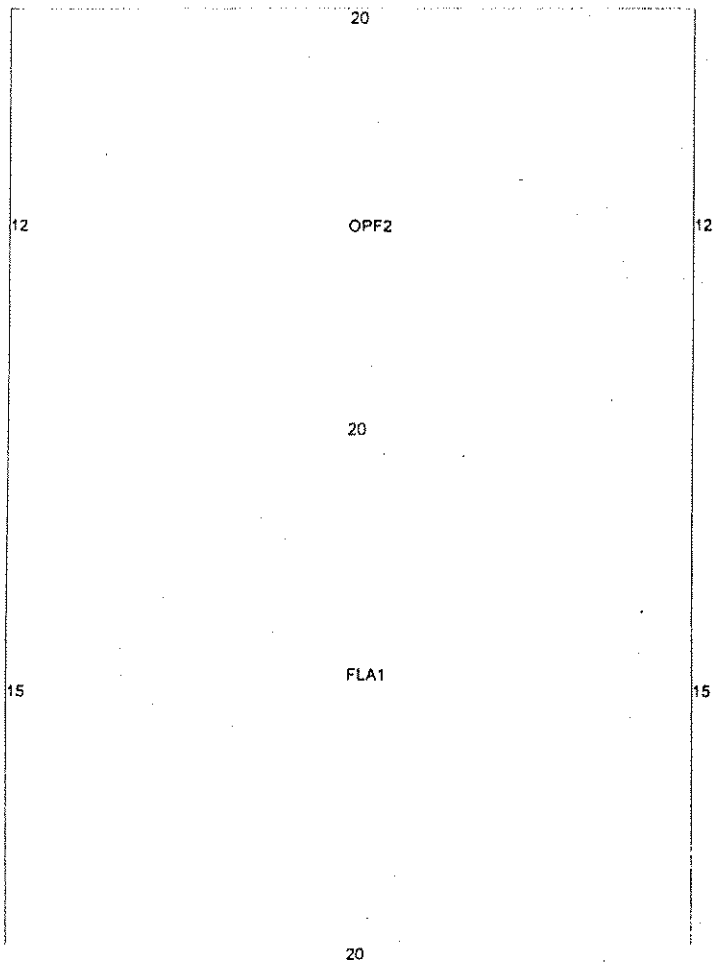
Building Sketch



Bldg # = 1 of 4

FLA 1 L20D15R20U15.

OPF 2 L20U12R20D12.

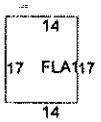
BLDG # 1 WALL TYPE 005 WALL PCT 1.0000
APPRAISER ID APPRAISED ON 1/01/1999 INSPECT DATE / / NEXT REVIEW 1/01/2002
BUILDING NBR 1
EFF AGE GROUP 4 CONDITION F YEAR BUILT 1948 FUNCT OBSOLES .000
QUALITY GRADE 200 LOC OBSOLES .000
IMPROVEMENT TYPE C PERIMETER 70 GRND FLR AREA 300 NORMAL DEPR 0.3800

SECTION NUMBER	WALL HEIGHT	NBR STY	ROLL YR	PCT FINISH	FLOOR AREA	INT FIN	DESC	PCT	SPRNKLR	A/C
1 FLA	8.0	1	1985	0.0000	300	11C	1 STORY S	1.0000	N	N
2 OPF	0.0	1	1985	0.0000	240	OPF		1.0000	N	N

BLDG # REFINEMENTS
FIREPLACES 0 ELEVATORS 0 ELEV LANDINGS 0 ESCALATORS 0 RES UNITS 0 KITCHENS 0
2 FIX BATH 0 3 FIX BATH 0 4 FIX BATH 0 EX FIXTURES 0

LINE# TYPE DESC UNIT NBR UNIT UNIT PRICE TOTAL PRICE

Building Sketch



Bldg # = 2 of 4

FLA 1 L14D17R14U17.

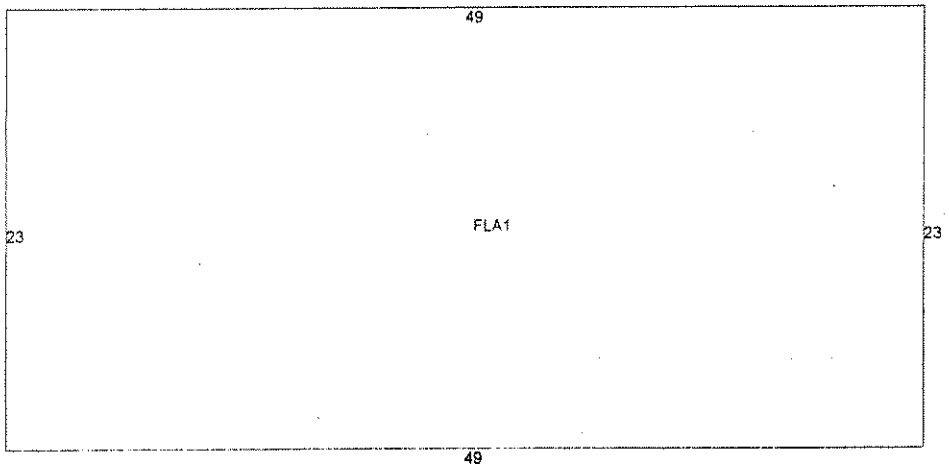
BLDG # 2 WALL TYPE 005 WALL PCT 1.0000
APPRAISER ID APPRAISED ON 1/01/1999 INSPECT DATE / / NEXT REVIEW 1/01/2002
BUILDING NBR 2
EFF AGE GROUP 3 CONDITION F YEAR BUILT 1984 FUNCT OBSOLES .000
QUALITY GRADE 200 LOC OBSOLES .000
IMPROVEMENT TYPE C PERIMETER 62 GRND FLR AREA 238 NORMAL DEPR 0.2600

SECTION NUMBER	WALL HEIGHT	NBR STY	ROLL YR	PCT FINISH	FLOOR AREA	INT FIN	DESC	PCT	SPRNKLR	A/C
1 FLA	8.0	1	1985	0.0000	238	36D	CAMP BLDG	1.0000	N	N

BLDG # REFINEMENTS
FIREPLACES 0 ELEVATORS 0 ELEV LANDINGS 0 ESCALATORS 0 RES UNITS 0 KITCHENS 0
2 FIX BATH 0 3 FIX BATH 0 4 FIX BATH 0 EX FIXTURES 7

LINE# TYPE DESC UNIT NBR UNIT UNIT PRICE TOTAL PRICE

Building Sketch



Bldg # = 3 of 4

FLA 1 L49D23R49U23.

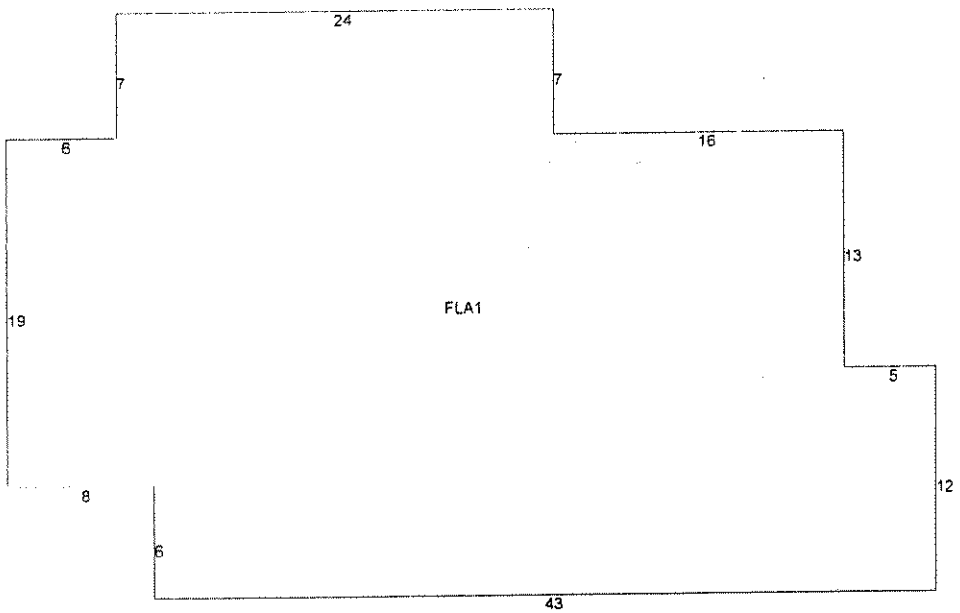
BLDG # 3 WALL TYPE 005 WALL PCT 1.0000
APPRAISER ID APPRAISED ON 1/01/1999 INSPECT DATE / / NEXT REVIEW 1/01/2002
BUILDING NBR 3
EFF AGE GROUP 3 CONDITION A YEAR BUILT 1984 FUNCT OBSOLES .000
QUALITY GRADE 250 LOC OBSOLES .000
IMPROVEMENT TYPE C PERIMETER 144 GRND FLR AREA 1127 NORMAL DEPR 0.2300

SECTION NUMBER	WALL HEIGHT	NBR STY	ROLL YR	PCT FINISH	FLOOR AREA	INT FIN	DESC	PCT	SPRNKLR	A/C
1 FLA	9.0	1	1985	0.0000	1127	25C	SERV SHOP	1.0000	N	N

BLDG # REFINEMENTS
FIREPLACES 0 ELEVATORS 0 ELEV LANDINGS 0 ESCALATORS 0 RES UNITS 0 KITCHENS 0
2 FIX BATH 0 3 FIX BATH 0 4 FIX BATH 0 EX FIXTURES 0

LINE#	TYPE	DESC	UNIT	NBR UNIT	UNIT PRICE	TOTAL PRICE

Building Sketch



Bldg # = 4 of 4

FLA 1 L24D7L6D19R8D6R43U12L5U13L16U7.

BLDG # 4 WALL TYPE 014 WALL PCT 1.0000
APPRAISER ID APPRAISED ON 1/01/1999 INSPECT DATE / / NEXT REVIEW 1/01/2002
BUILDING NBR 4
EFF AGE GROUP 3 CONDITION A YEAR BUILT 1985 FUNCT OBSOLES .000
QUALITY GRADE 300 LOC OBSOLES .000
IMPROVEMENT TYPE C PERIMETER 166 GRND FLR AREA 1330 NORMAL DEPR 0.2300

SECTION NUMBER	WALL HEIGHT	NBR STY	ROLL YR	PCT FINISH	FLOOR AREA	INT FIN	DESC	PCT	SPRNKLR	A/C
1 FLA	8.0	1	1986	0.0000	1330	21D	RESTRNT/C	1.0000	N	Y

BLDG # REFINEMENTS
FIREPLACES 0 ELEVATORS 0 ELEV LANDINGS 0 ESCALATORS 0 RES UNITS 0 KITCHENS 0
2 FIX BATH 0 3 FIX BATH 0 4 FIX BATH 0 EX FIXTURES 10

LINE# TYPE DESC UNIT NBR UNIT UNIT PRICE TOTAL PRICE

MISCELLANEOUS IMPROVEMENTS

NBR	TYPE	X	NUMBER	UNITS	TYPE	LENGTH	WIDTH	YEAR	YR CONST	GRADE	LIFE	RCN VALUE	DEPR VALUE	DATE ADDED
1	DK4	1	2,022.00		SF	0.0	0.0	1982	1981	3	40			
2	DK3	1	770.00		SF	55.0	14.0	1984	1983	4	60			
3	RW2	1	1,440.00		SF	0.0	0.0	1984	1983	4	50			
4	PT3	1	14,955.00		SF	0.0	0.0	1984	1983	3	50			
5	PT3	1	1,020.00		SF	68.0	15.0	1984	1983	4	50			
6	AP2	1	5,950.00		SF	70.0	85.0	1983	1982	2	25			
7	RK2	1	122.00		UT	0.0	0.0	1984	1983	1	30			

APPRAISER NOTES

RODS MARINA. BLDG#1= BAIT STORE. BLDG#= BATH HOUSE. BLDG#3= SERVICE SHOP. BLDG#4= HOBOS RESTAURANT.

2002/5/30 SB, TPP :
8723857 - HOBO'S MARINA - CAFE & ALL MARINA EQ.

BUILDING PERMITS

LINE	BLDG	NUMBER	ISSUE	COMPLETE	AMOUNT	DESCRIPTION

HISTORY OF TAXABLE VALUES

TAX YEAR	VM	JUST	LAND	CLASS LND	BLDG	MISC/EQIP	JUSTVALUE	ASSDVALUE	EXEMPT	TAX VALUE
11/01/1982	1		53326	0	31498	12486	97310	0	5000	92310
11/01/1983	1		53326	0	56244	16603	126173	0	25000	101173
11/01/1984	1		89348	0	56134	16131	161613	0	0	161613
11/01/1985	1		81225	0	58630	141148	281003	0	0	281003
11/01/1986	1		81225	0	130275	138634	350134	0	0	350134
11/01/1987	1		324900	0	130000	136706	591606	0	0	591606
11/01/1988	1		370500	0	132750	134156	637406	0	0	637406
11/01/1989	3		578906	0	140104	150231	974782	0	0	974782
11/01/1990	3		623438	0	140104	147171	974782	0	0	974782
11/01/1991	3		720500	0	140104	144323	827253	0	0	827253
11/01/1992	3		765531	0	140104	141297	827253	0	0	827253
11/01/1993	3		812000	0	140104	138448	827253	0	0	827253
11/01/1994	3		427000	0	140104	135388	827253	0	0	827253
11/01/1995	3		427000	0	140104	132575	827253	0	0	827253
11/01/1996	3		427000	0	140104	129515	827253	0	0	827253
11/01/1997	1		442250	0	154114	126668	723032	0	0	723032
11/01/1998	1		442250	0	154114	123641	720005	0	0	720005
11/01/1999	1		442250	0	151051	130146	723447	0	0	723447
11/01/2000	1		486475	0	154898	77384	718757	0	0	718757
11/01/2001	1		486475	0	154898	176518	817891	0	0	817891
11/01/2002	1		571875	0	154898	170088	896861	0	0	896861
11/01/2003	1		571875	0	154898	165424	892197	0	0	892197
11/01/2004	1		571875	0	154898	160597	887370	0	0	887370

SALES HISTORY

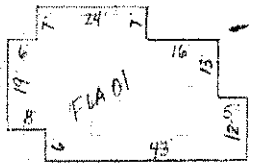
O.R. BOOK	O.R. PAGE	SALE DATE	INSTRUMENT		TRAN CODE	QUAL UNQUAL		VAC IMPR	SALE PRICE	APPR VALUE	CHG DATE
1174	1390	6/01/1991	WD	WARRANTY	D0	Q	qualified	I	975,100	0	/ /
1132	481	5/01/1990	WD	WARRANTY	D0	Q	qualified	I	950,000	0	/ /
1000	1887	11/01/1986	WD	WARRANTY	D0	U	unexplain	I	1,050,000	0	/ /
939	2477	12/01/1984	WD	WARRANTY	D0	Q	qualified	I	457,200	0	/ /

889	705	8/01/1983	WD	WARRANTY DO	Q	qualified I	204,000	0	/	/

Alternate Key	PARCEL -- ACCOUNT	SEC.	TWP	RGE
1,5,3,9,3,2,5	4,3,9,6,3,0,-,0,0,0,0,0,0			

Subdivision	Lot	Block
Bayewood	5	

P.C.	New Construction	Delete Bldg. # ____ from Char. Screen	Bldg. Sketch Sub Section Change Only	Bldg. Sketch No Change	See Misc. Imp.
27	X				



BUILDING CHARACTERISTICS

Building Number: 4 of 4	Quality Grade: 3,0,0	Structure Type: C A Fireproofed Structural Steel B Reinforced Concrete C Concrete / Masonry Walls D Wood / Light Steel
Effective Age Group: 1 1 0 - 9 years 2 10 - 19 years 3 20 - 39 years 4 40 - 69 years 5 60 + years	Actual Year Built: 1,9,8,5	-- Functional Obsolescence: % (Explain in Notes)
Condition: A E Excellent A Average F Fair P Poor	Exterior Wall Types Type: 1,4 Percent: 1,0,0 %	Locational Obsolescence: % (Explain in Notes)
Appraiser: 0,0,1 Date of Appraisal: MONTH 0,5 DAY 1,6 YEAR 8,5		Perimeter

BUILDING CHARACTERISTICS -- SECTIONS

Section Number	Average Wall Height	Number of Stories	Percent Basement	Ground Floor Area	Roll Year	Type	Interior Finishes Percent	Sprinkler	A/C
01	18	1	%		86	21,B	100 %	N	Y
			%				%		
			%				%		
			%				%		
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			%				%		
			%				%		
			%				%		

BUILDING REFINEMENTS

Number of Elevators	Number of Elevator Landings	Number of Escalators
Number of Residential Units Do Not Key For Info Only	Number of Plumbing Fixtures: 10	Number of Fireplaces

FIELD NOTES

PILOT HOUSE GRILL
1-3FIX
1-2FIX
5-KITCHEN FIX

List Misc. Improvements No Existing Misc.	Add to Misc. Improvements	Delete Existing Misc. Improvements Add New Data	X Indicates Flat Value	

MISCELLANEOUS IMPROVEMENTS

Type Code	X If Notes	Number of Units	Unit Type	Economic Life	Year Built	Grade	Length	Width	Depreciated Value

add to Note

FIELD NOTES

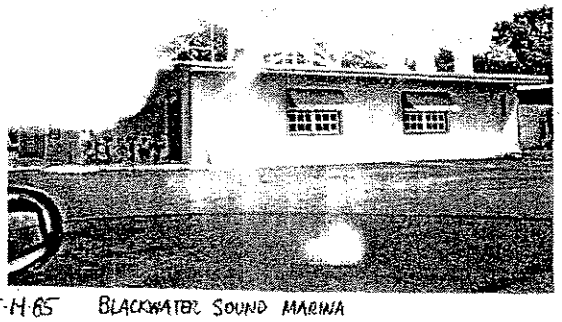
NOTES

Business Name Bldg #4 = Pilot House Grill.

BUILDING PERMITS

D.P. Number	Permit Number	Date Completed	Date Issued	Amount	Description of Construction

BAYWOOD LOT 5



5-11-85 BLACKWATER SOUND MARINA

Alternate Key	PARCEL – ACCOUNT	SEC	TWP	RGE
153925	439630-000000	11	61	39

Subdivision: BAYWOOD | Lot: 5 | Block: | Neighborhood: 1300

LAND INFORMATION

Land Line	Land Use	Land Unit	Frontage	Depth	Zoning	Land Units	Land Rate	Adjustments: Explain in Notes – Location	Shape	Physical
1	7600							%	%	%
								%	%	%

Note: This is a complete inventory of the listed property, includes all buildings, improvements and all notes are based on this data.

FLA01

BUILDING CHARACTERISTICS

Building Number: 1 of 3

Quality Grade: 200

Improvement Type: R1
- R1 Single Family
- R2 Duplex
- R3 Triplex
- R4 Quadplex

Effective Age Group: 4 (5 - 12 years)

Actual Year Built: 1948

– Functional Obsolescence: % (Explain in Notes)

Condition: A
- G Good
- A Average
- P Poor

SPECIAL ARCHITECTURAL CODES

Design:
- 1 Split Level
- 2 Standard
- 3 Bi-Level
- 4 Contemporary
- 5 Colonial
- 6 Mobile Home
- 7 A-Frame
- 8 Circular/Octagon
- 9 Dome

Multi Family: A, B, C, D, E – Average, F, G, H

– Locational Obsolescence: % (Explain in Notes)

Appraiser: 001

Date of Appraisal: MONTH 05 | DAY 24 | YEAR 83

Perimeter:

BUILDING REFINEMENTS

Roof Type: 02
- 1 Gable
- 2 Mansard
- 3 Hipped
- 4 Irregular
- 5 Gambrel
- 6 Prestress Concrete
- 7 Steel Truss

Heating Type/Method: 01
- 1 None
- 2 Convection
- 3 Floor Furnace
- 4 Convection
- 5 Forced Air Non-Ducted
- 6 Forced Air Ducted
- 7 Electric Radiant
- 8 Hot Water/Steam

Foundation: 5
- 1 Wood Piers
- 2 Concrete Piers
- 3 Concrete Block
- 4 Concrete Slab
- 5 Continuous Conc. Footer
- 6 Conc. Pilings Auger Holes

Roof Cover: 01
- 1 Asphalt Composition Rolled
- 2 Metal
- 3 Asphalt Composition Shingle
- 4 Tar & Gravel
- 5 Wood Shingle
- 6 Concrete/Clay Tile
- 7 Aluminum

Heating Fuel/Source: 04
- 1 Electric
- 2 Gas
- 3 Oil
- 4 None
- 5 Solar

Number of Fireplaces:

Interior Finishing: 03
- 1 Physical Press Board
- 2 Softwood Hardboard
- 3 Concrete
- 4 Compos Plywood
- 5 Panels
- 6 Drywall – Gyp Bd
- 7 Varied

Interior Wall/Ceiling: 03
- 1 Masonry – Minimum
- 2 Wall Board
- 3 Dry Wall
- 4 Plastered
- 5 Plywood Panel
- 6 Wood or Custom

Number of Bedrooms: 01

Air Conditioning: NO (Central Unit: N)

Heat: Electric | Heat Pump: | Central: 01 | Fireplace: | Fixture: 03

Built-Ins: Range Grill | Garbage Disposal | Compactor | Security | Dishwasher | Intercom | Vacuum System

FIELD NOTES

BUILDING CHARACTERISTICS – SECTIONS

Type	Section I.D. Number	Exterior Wall Type	Number Stories	Roll Year	Finished Area	Ground Floor Area
		05	01	83		

MISCELLANEOUS IMPROVEMENTS

Type Code	X If Notes	Number of Units	Unit Type	Economic Life	Year Built	Grade	Length	Width	Depreciated Value
FN2					1980	3	40	6	
CL2					1980	1	404	4	
PT3	X	784			1980	2			
PT3					1976	2	78	16	
DK4		1248			1980	3			
BR2					1970	1	16	13	
SW2					1970	4	66	1	
DK3					1970	4	66	2	
DK3					1970	5	37	3	

delete all existing misc. improvements and add new data.

FIELD NOTES

NOTES

FORDYCE HARBOR RV. PARK

BLDG #1 = RESIDENCE BLDG #2 = RESIDENCE

BLDG #3 = OFFICE & 1969 FORD MOBILE HOME (HAS RD. TAGS)

PT3 = Conc. patio slabs.

delete all existing notes and add new data.

LAND INFORMATION

Land Line	Land Use	Land Unit	Frontage	Depth	Zone	Land Units	Land Rate	Adjustments Explain in Notes: Location	Shape	Physical
								%	%	%
								%	%	%
								%	%	%
								%	%	%
								%	%	%
								%	%	%

BUILDING PERMITS

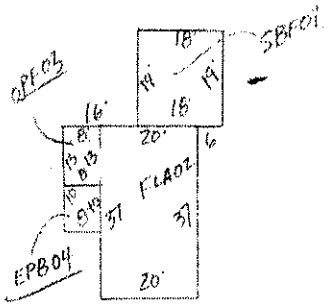
D F Number	Permit Number	Date Completed	Date Issued	Amount	Description of Construction
	C-6733	1980			Dock
	C-6678				Patio
	C-6870				Chainlink
	C-6958				Misc.

Alternate Key	PARCEL – ACCOUNT	SEC.	TWP	RGE
1539325	439630_000000	11	61	39

Subdivision	Lot	Block	Neighborhood
Bayswood	5		1300

LAND INFORMATION

Land Line	Land Use	Land Unit	Frontage	Depth	Zoning	Land Units	Land Rate	Adjustments Explain in Notes: Location	Shape	Physical
	3600							%	%	%
								%	%	%



FIELD NOTES

BUILDING CHARACTERISTICS – SECTIONS

Section Type	I.D. Number	Exterior Wall Type	Number Stories	Built Year	Finished Attic (Y/N if Yes)	Ground Floor Area
		0	01	83		

BUILDING CHARACTERISTICS

Building Number: 2 of 3	Quality Grade: 200	Improvement Type: R1 (R1 Single Family, R2 Duplex, R3 Triplex, R4 Quadplex)
Effective Age Group (Residential: 0 - 4 years, 5 - 12 years, 13 - 20 years, 21 - 40 years, 41 - 50 years, 51 + years; Mobile Home: 0 - 3 yrs, 4 - 6 yrs, 7 - 8 yrs, 10 - 12 yrs, 13 - 15 yrs, 16 - 20 yrs)	Actual Year Built: 1942	– Functional Obsolescence: % (Explain in Notes)
Condition: G Good, A Average, P Poor: A	SPECIAL ARCHITECTURAL CODES: Design (1 Split Level, 2 Standard, 3 Bi-Level, 4 Contemporary, 5 Colonial, 6 Mobile Home, 7 A-Frame, 8 Cascade/Octagon, 9 Dome); Multi Family (A, B, C, D, E - Average, F, G, H)	– Locational Obsolescence: % (Explain in Notes)
Appraiser: 001	Date of Appraisal: MONTH 05, DAY 24, YEAR 83	Perimeter

BUILDING REFINEMENTS

Roof Type: 02 (1 Flat or Shed, 2 Gable or Hip, 3 Mansard, 4 Bagged Custom, 5 Reinforced Concrete, 6 Prestress Concrete, 7 Steel Truss)	Heating Type/Method: 01 (1 None, 2 Wall Heaters, 3 Floor Furnace, 4 Convection, 5 Forced Air Non Ducted, 6 Forced Air Ducted, 7 Electric Radiant, 8 Hot Water/Steam)	Foundation: 5 (1 Wood Piers, 2 Concrete Pads - Wood, 3 Concrete Block, 4 Concrete Slab, 5 Continuous Conc. Footer, 6 Conc. Pilings - Auger Holes)
Roof Cover: 07 (1 Asphalt/Composition Roller, 2 Metal, 3 Asphalt/Composition Shingle, 4 Tar & Gravel, 5 Wood Shingle, 6 Concrete-Clay Tile, 7 Mansard)	Heating Fuel/Source: 04 (1 Electric, 2 Gas, 3 Oil, 4 None, 5 Solar)	Number of Fireplaces: —
Number of Bedrooms: 02	Interior Flooring: 03 (1 Plywood - Press Board, 2 Softwood - Hardwood, 3 Concrete Slab, 4 Concrete Above Grade, 5 Terrazzo, 6 Concrete or Clay Tile, 7 Marble)	Interior Wall Ceiling: 03 (1 Masonry - Minimum, 2 Wall Board, 3 Dry Wall, 4 Plastered, 5 Plywood Panel, 6 Wood or Custom)
		Air Conditioning: NO (Y/N if Yes) N

Baths: 4 Fixtures: 5 Fixtures: 01 7 Fixtures: Extra Fixtures: 03

Built-Ins (Y/N if Yes): Range Oven, Garbage Disposal, Compactor, Security, Dishwasher, Intercom, Vacuum System

MISCELLANEOUS IMPROVEMENTS

Type Code	X If Notes	Number of Units	Unit Type	Economic Life	Year Built	Grade	Length	Width	Depreciated Value

FIELD NOTES

NOTES

LAND INFORMATION

Land Line	Land Use		Land Unit	Frontage	Depth	Zoning	Land Units		Land Rate		Adjustments Location	Explain in Notes Slope	Physical

BUILDING PERMITS

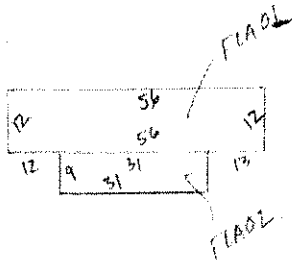
D.P. Number	Permit Number	Date Completed	Date Issued	Amount	Description of Construction

Alternate Key	PARCEL - ACCOUNT	SEC	TWP	RGE
1539325	439630_000000	11	61	39

Subdivision	Lot	Block	Neighborhood
Baywood	5		1300

LAND INFORMATION

Land Line	Land Use	Land Unit	Frontage	Depth	Zoning	Land Units	Land Rate	Adjustments: Explain in Notes Location	Shape	Physical
1	30.00							%	%	%
2								%	%	%



FIELD NOTES

BUILDING CHARACTERISTICS - SECTIONS

Type	Section I.D. Number	Exterior Wall Type	Number Stories	Year	Finished Area (Y/N) Cost	Gross Floor Area
FLA	01	08	01	83		
FLA	02	05	01	83		

BUILDING CHARACTERISTICS

Building Number: 3 of 3	Quality Grade: 300	Improvement Type: R1 (R1 Single Family, R2 Duplex, R3 Triplex, R4 Quadplex)
Effective Age Group: 12 years (Residential)	Actual Year Built: 1969	Functional Obsolescence: % (Explain in Notes)
Condition: A (G Good, A Average, P Poor)	SPECIAL ARCHITECTURAL CODES: Average	Locational Obsolescence: % (Explain in Notes)
Appraiser: 001	Date of Appraisal: Month 05, Day 24, Year 83	Perimeter

BUILDING REFINEMENTS

Roof Type: 01	Heating Type/Method: 01	Foundation: 3 (3 Concrete Block)
Roof Cover: 07 (3 Metal, 4 Tar & Gravel, 5 Wood Shingle, 6 Concrete/Clay Tile)	Heating Fuel/Source: 04 (4 Gas)	Number of Fireplaces:
Number of Bedrooms: 02	Interior Flooring: 01 (4 Concrete Above Grade, 5 Terrazzo)	Interior Wall Ceiling: 1 Masonary - Minimum: 05; 2 Wall Board: 0
		Air Conditioning: Yes (Y/N if Yes) 4

Baths: 1 Fixtures: ; 2 Fixtures: 02; 3 Fixture: ; Extra Fixtures: 03

Built-Ins (Y/N if Yes): Dishwasher; Intercom; Central Vacuum; Vacuum System; Intercom; Sprinkler

MISCELLANEOUS IMPROVEMENTS

Type Code	X if Notes	Number of Units	Unit Type	Economic Life	Year Built	Grade	Length	Width	Depreciated Value

FIELD NOTES

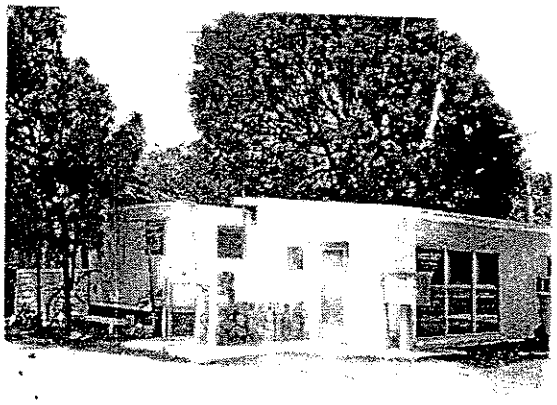
NOTES

LAND INFORMATION

Land Line	Land Use		Land Unit	Frontage	Depth	Zoning	Land Units		Land Rate		Adjustments Explain in Notes Location	Shape	Physical
											%	%	%
											%	%	%
											%	%	%
											%	%	%
											%	%	%
											%	%	%

BUILDING PERMITS

D.P. Number	Permit Number	Date Completed	Date Issued	Amount	Description of Construction



MAY 24 1983

HLT-1539325
RE-00439630

KEY LARGO #5
RE 00439630 000000

BUILDING PERMIT
BUILDING AND ZONING DEPARTMENT
OF
MONROE COUNTY, FLORIDA

AK 1539325

PERMIT # 016336

DATE January 24, 1985

THIS PERMIT SHALL ALLOW WORK (AS DEFINED UNDER WORK DESCRIPTION BELOW AND AS SHOWN AND SPECIFIED ON PLANS SUBMITTED AND ON FILE IN THE BUILDING DEPARTMENT OFFICES) TO BE PERFORMED ON THE FOLLOWING PROPERTY BY THE OWNER LISTED:

LOT 5 BLOCK _____ SUBDIVISION Baywood SEC _____ T _____ R _____

STREET OR ROAD U. S. 1

OWNER Ernie Beane / Blackwater Sound Marina PHONE 451-1465

MAILING ADDRESS P. O. Box 3000, Key Largo, FL 33037

CONTRACTOR CCCAC010234 Steve's Domestic Refrigeration, Inc. PHONE 245-1649

MAILING ADDRESS 395 N. Flagler Avenue, ~~Miami~~ Homestead, FL 33030

WORK DESCRIPTION Central Air Conditioning

REMARKS _____ ESTIMATED VALUE $7,000.00

5 ton, 6 drops-walk-in cooler and hood system

PERMIT CARD MUST BE DISPLAYED ON STREET SIDE OF LOT IN PERMANENT, SUBSTANTIAL MANNER, AND IN A CONSPICUOUS, SHELTERED LOCATION, ACCESSIBLE TO THE INSPECTOR. PERMIT MUST REMAIN DISPLAYED UNTIL AFTER FINAL INSPECTIONS. ONE COPY OF APPROVED PLANS, BEARING BUILDING DEPARTMENT STAMPS, MUST BE KEPT ON THE JOB SITE, AVAILABLE TO THE INSPECTORS AT THE TIME OF ALL INSPECTIONS.

BUILDING FEE	
PLUMBING FEE	
ELECTRICAL FEE	48.00
Miscellaneous AC and Hood	99.00
TOTAL FEE	$147.00

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN THIRTY (30) DAYS OF ISSUANCE OR IF WORK IS SUSPENDED FOR A PERIOD EXCEEDING ONE HUNDRED AND TWENTY (120) DAYS. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK SHALL BE COMPLIED WITH. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY LOCAL, STATE OR FEDERAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. THIS PERMIT IS NON-TRANSFERABLE, NON-MARKETABLE AND NON-ASSIGNABLE AND ANY ATTEMPTED TRANSFER, SALE OR ASSIGNMENT OF SAID PERMIT SHALL RESULT IN THE AUTOMATIC REVOCATION OF SAID PERMIT.

SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT

Jerry Aspinwall
BUILDING DIRECTOR

BY _____

"FAILURE TO COMPLY WITH THE MECHANICS LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS"

PERMIT # 16336

ORIGINAL - BUILDING PERMIT GREEN - ASSESSOR'S COPY CANARY - OFFICE COPY PINK - INSPECTOR'S COPY GOLD - OWNER'S COPY

WASSERMAN GEORGE H ET UX
P.O. BOX 775
KEY LARGO, FLA

12270

BAYWOOD KEY LARGO PB 1-102 SUB OF PT LOTS 1-2-3-4-5 & 7 SEC 11 TWP 61S R 39E
LOT 5
OR282-385

LAND COMPUTATIONS						
QUAN.-TYPE-DESC.	SIZE-AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
20 FT	100X285					7800
See Plat						
					TOTAL	

004396392000

REAL PROPERTY RECORD CARD

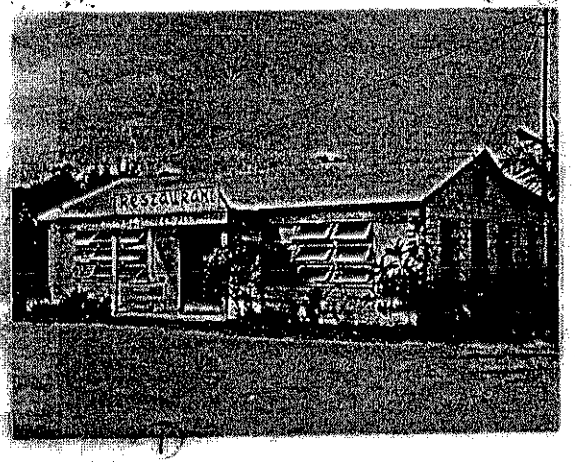
MONROE COUNTY, FLORIDA

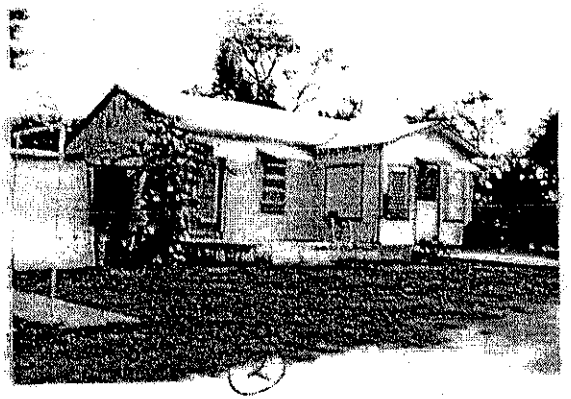
AK 1039325

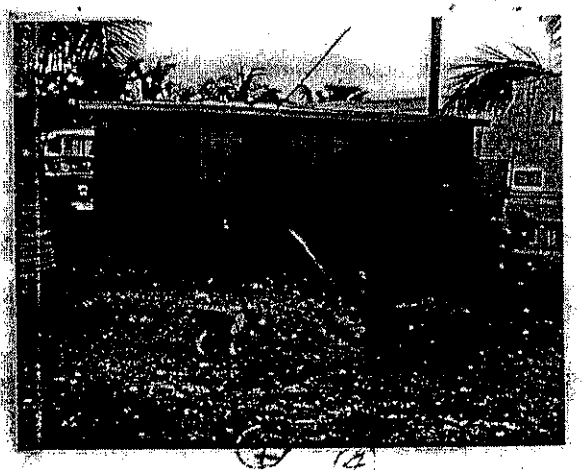
VALUATION TOTALS		
1968	LAND	
	IMPROVEMENTS	
	TOTAL	
19 67	LAND	
	IMPROVEMENTS	
	TOTAL	
19 71	LAND	9800
	IMPROVEMENTS	17850
	TOTAL	27650
19 72	LAND	9800
	IMPROVEMENTS	31450
	TOTAL	41250
19 73	LAND	9800
	IMPROVEMENTS	31450
	TOTAL	41250
19 74	LAND	
	IMPROVEMENTS	
	TOTAL	
19	LAND	
	IMPROVEMENTS	
	TOTAL	

NOTES

RP-CB 973-974-976-977







15 39 25
439-630

PERMIT # 11309

BUILDING PERMIT
BUILDING AND ZONING DEPARTMENT
OF
MONROE COUNTY, FLORIDA

PE 00436300000
AK 1658225

DATE Jan. 10, 1992

THIS PERMIT SHALL ALLOW WORK (AS DEFINED UNDER WORK DESCRIPTION BELOW AND AS SHOWN AND SPECIFIED ON PLANS SUBMITTED AND ON FILE IN THE BUILDING DEPARTMENT OFFICES) TO BE PERFORMED ON THE FOLLOWING PROPERTY BY THE OWNER LISTED:

LOT 5 BLOCK _____ SUBDIVISION Haywood Subd. SEC _____ T _____ R _____

STREET OR ROAD U.S.1

OWNER Fordyce Marina PHONE 664-8661

MAILING ADDRESS P.O. Box 3000 Key Largo, Fl. 33037

CONTRACTOR GCC 020420 Brick Green, G.C. PHONE 664-9250

MAILING ADDRESS P.O. Box 322 Islamorada, Fl. 33036

WORK DESCRIPTION Fuel Retention Walls & Ramp Railing

REMARKS _____ ESTIMATED VALUE $1,000.00

Supp. to C-13440

PERMIT CARD MUST BE DISPLAYED ON STREET SIDE OF LOT IN PERMANENT SUBSTANTIAL MANNER AND IN A CONSPICUOUS, SHELTERED LOCATION, ACCESSIBLE TO THE INSPECTOR. PERMIT MUST REMAIN DISPLAYED UNTIL AFTER FINAL INSPECTIONS. ONE COPY OF APPROVED PLANS, BEARING BUILDING DEPARTMENT STAMPS, MUST BE KEPT ON THE JOB SITE AVAILABLE TO THE INSPECTORS AT THE TIME OF ALL INSPECTIONS.

BUILDING FEE	24.00
PLUMBING FEE	
ELECTRICAL FEE	
TOTAL FEE	$24.00

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN THIRTY (30) DAYS OF ISSUANCE OR IF WORK IS SUSPENDED FOR A PERIOD EXCEEDING NINETY (90) DAYS. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK SHALL BE COMPLIED WITH. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY LOCAL, STATE OR FEDERAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. THIS PERMIT IS NON-TRANSFERABLE, NON-MARKETABLE AND NON-ASSIGNABLE AND ANY ATTEMPTED TRANSFER, SALE OR ASSIGNMENT OF SAID PERMIT SHALL RESULT IN THE AUTOMATIC REVOCATION OF SAID PERMIT.

SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT

HOWARD JOHNSON
BUILDING OFFICIAL

BY _____

"FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS"

PERMIT # 11309

ORIGINAL - BUILDING PERMIT GREEN - ASSESSOR'S COPY CANARY - OFFICE COPY PINK - INSPECTOR'S COPY GOLD - OWNER'S COPY

15453

RE-00439630

KEY LARGO #5

BUILDING PERMIT
BUILDING AND ZONING DEPARTMENT
OF
MONROE COUNTY, FLORIDA

RE 00439630-000000
AK 1539325

DATE July 26, 1984

THIS PERMIT SHALL ALLOW WORK (AS DEFINED UNDER WORK DESCRIPTION BELOW AND AS SHOWN AND SPECIFIED ON PLANS SUBMITTED AND ON FILE IN THE BUILDING DEPARTMENT OFFICES) TO BE PERFORMED ON THE FOLLOWING PROPERTY BY THE OWNER LISTED:

PERMIT

LOT 5 BLOCK _____ SUBDIVISION Baywood SEC _____ T _____ R _____

STREET OR ROAD U. S. 1

OWNER Blackwater Sound Marina PHONE 451-4684

MAILING ADDRESS P. O. Box 3000, Key Largo, FL 33037

CONTRACTOR GC 103A McKenzie Const. (Charles Pellicier) PHONE 852-8326

MAILING ADDRESS 210 Tavernier, Tavernier, FL 33070

WORK DESCRIPTION Install One Gas Tank; 46 L. F. x 5' wide Wood Dock

REMARKS _____ ESTIMATED VALUE $6,900.00

Additional permits from the Florida Department of Environmental Regulation and the U. S. Army Corps of Engineers may be required

PERMIT CARD MUST BE DISPLAYED ON STREET SIDE OF LOT IN PERMANENT, SUBSTANTIAL MANNER, AND IN A CONSPICUOUS, SHELTERED LOCATION, ACCESSIBLE TO THE INSPECTOR. PERMIT MUST REMAIN DISPLAYED UNTIL AFTER FINAL INSPECTIONS. ONE COPY OF APPROVED PLANS, BEARING BUILDING DEPARTMENT STAMPS, MUST BE KEPT ON THE JOB SITE, AVAILABLE TO THE INSPECTORS AT THE TIME OF ALL INSPECTIONS.

BUILDING FEE 75.00

PLUMBING FEE _____

ELECTRICAL FEE 30.00

TOTAL FEE $105.00

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN THIRTY (30) DAYS OF ISSUANCE OR IF WORK IS SUSPENDED FOR A PERIOD EXCEEDING NINETY (90) DAYS. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK SHALL BE COMPLIED WITH. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY LOCAL, STATE OR FEDERAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. THIS PERMIT IS NON-TRANSFERABLE, NON-MARKETABLE AND NON-ASSIGNABLE AND ANY ATTEMPTED TRANSFER, SALE OR ASSIGNMENT OF SAID PERMIT SHALL RESULT IN THE AUTOMATIC REVOCATION OF SAID PERMIT.

Charles Pellicier 4

SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT

Richard Dale Arner
Building Director

"FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS".

BY [signature]

PERMIT 15453

ORIGINAL - BUILDING PERMIT GREEN - ASSESSOR'S COPY CANARY - OFFICE COPY PINK - INSPECTOR'S COPY GOLD - OWNER'S COPY

ALT-1539325
RE-00439630

KEY LARGO #5

PERMIT # 15639

BUILDING PERMIT
BUILDING AND ZONING DEPARTMENT
OF
MONROE COUNTY, FLORIDA

RE-00439630-000000
ALT-1539325

DATE August 30, 1984

THIS PERMIT SHALL ALLOW WORK (AS DEFINED UNDER WORK DESCRIPTION BELOW AND AS SHOWN AND SPECIFIED ON PLANS SUBMITTED AND ON FILE IN THE BUILDING DEPARTMENT OFFICES) TO BE PERFORMED ON THE FOLLOWING PROPERTY BY THE OWNER LISTED:

LOT 5 BLOCK _____ SUBDIVISION Baywood SEC _____ T _____ R _____

STREET OR ROAD U. S. 1

OWNER Blackwater Sound Marina PHONE 451-4684

MAILING ADDRESS P. O. Box 3000, Key Largo, FL 33037

GC103A

CONTRACTOR McKenzie Const. Co./Charles Pellicier PHONE 852-8326

MAILING ADDRESS 210 Tavernier St., Tavernier, FL 33070

WORK DESCRIPTION Wood Frame Trailer Replacement

REMARKS _____ ESTIMATED VALUE $20,000.00

PERMIT CARD MUST BE DISPLAYED ON STREET SIDE OF LOT IN PERMANENT, SUBSTANTIAL MANNER, AND IN A CONSPICUOUS, SHELTERED LOCATION, ACCESSIBLE TO THE INSPECTOR. PERMIT MUST REMAIN DISPLAYED UNTIL AFTER FINAL INSPECTIONS. ONE COPY OF APPROVED PLANS, BEARING BUILDING DEPARTMENT STAMPS, MUST BE KEPT ON THE JOB SITE, AVAILABLE TO THE INSPECTORS AT THE TIME OF ALL INSPECTIONS.

BUILDING FEE 108.00

PLUMBING FEE 200.00

ELECTRICAL FEE 130.20

TOTAL FEE $478.20

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN THIRTY (30) DAYS OF ISSUANCE OR IF WORK IS SUSPENDED FOR A PERIOD EXCEEDING NINETY (90) DAYS. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK SHALL BE COMPLIED WITH. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY LOCAL, STATE OR FEDERAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. THIS PERMIT IS NON-TRANSFERABLE, NON-MARKETABLE AND NON-ASSIGNABLE AND ANY ATTEMPTED TRANSFER, SALE OR ASSIGNMENT OF SAID PERMIT SHALL RESULT IN THE AUTOMATIC REVOCATION OF SAID PERMIT.

Charles Pellicier

SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT

RICHARD DALE ARNER
BUILDING DIRECTOR

BY [signature] 8/30/84

"FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS".

PERMIT # 15639

ORIGINAL - BUILDING PERMIT GREEN - ASSESSOR'S COPY CANARY - OFFICE COPY PINK - INSPECTOR'S COPY GOLD - OWNER'S COPY

MONROE COUNTY BUILDING DEPARTMENT
BUILDING PERMIT

RE00139630-000000 KT #5
AK 1539325
COMMERCIAL

Date Applied: [illegible] Prepared by: REINER Date Issued: [illegible] Permit No. [illegible]
Permit Type: BUILDING PERMIT - COMMERCIAL

Section	Twnshp	Range	Re	Resub 1	Resub 2	Mile Marker
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Property Address	Land Use District	Reviewed by
[illegible] LT 5 BAYWOOD KE AK 1539325	UR	[illegible]

Subdivision Name	Legal Address
SEE ATTACHED MAP.	[illegible] LT 5 BAYWOOD KEY [illegible]

Owner's Name/Address/Telephone	General Contractor
[illegible] MARINA INC [illegible] OVERSEAS HWY KEY LARGO FL 33037 305 [illegible] 6888 ~~4/30/93 Good for 93~~ 4/19/93 Incomplete 11/23/93 - [illegible] Good for 94?	EVANS CONTRACTING INC 5802 EL DORADO COURT TAMPA FL 38615-3883 CG C031715

Sub Contractor: [illegible]

Construction	BFE	FFE	FLZ

Approved Water Source	Flood Map Panel NO.	Flood Elevation Requirement

Units	Sq. Ft.	Valuation	Improvements
		75,000	SEWAGE TREAT PLANT COMM [illegible]

Schedule of Fees

Remarks:

PLEASE READ THE REVERSE OF THIS DOCUMENT BEFORE YOU SIGN AS OWNER, CONTRACTOR OR AUTHORIZED AGENT.

SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT

BY
BUILDING DEPARTMENT
TAX ASSESSOR

MONROE COUNTY BUILDING DEPARTMENT
BUILDING PERMIT

PE2004398030 000009 #5
AR 1559325
COMMERCIAL

Date Applied: 6/03/92 Prepared by: REINER Date Issued: 6/17/92 Permit No: 9230006627

Permit Type: BUILDING PERMIT - COMMERCIAL

Section	Township	Range	Re	Resub	Resub	Mile Marker
11	61	39	043168	00000	00	101

Property Address: US#1 BK ,LT 5,BAYWOOD,KEY LARG O

Land Use Distrct: NU

Reviewed By: AS

Subdivision Name:

Legal Address: BK LT 5 BAYWOOD KEY LAR

Owner's Name/Address/Telephone:
HOBO'S MARINA INC
104200 OVERSEAS HWY
KEY LARGO FL 33037
305 451-5888
4/31/92 5885 For 93"
4/14/93 W complete
11/27/93 [illegible] For 94

General Contractor:
BRIELER, HERBERT E.
P.O. BOX 1-A
TAVERNIER FL 33070
305 852-3274
CGC021556

Sub Contractor:

Construction	BFE	FFE	FLZ

Approved Water Source:

Flood Map Panel NO.:

Flood Elevation Requirement:

Units	Sq. Ft.	Valuation	Improvements
		7,000	DOCKS

Schedule of Fees:

AUDIT NBR 1010108

Remarks:
KEY DATE ELEVATION
[illegible]
FLOOD ZONE V-21
PERMIT TO BE ISSUED AFTER [illegible]
2) REPAIR OF 1 PAD
NOTE: REBAR OF EXISTING RAMP [illegible]
FOOTPRINT
BIOLOGIST APPROVAL [illegible]
1) NO IN-WATER WORK PERMITTED
2) NO NEW PILES OR SEAWALLS
3) PROHIBIT ALL DOCKING IN WATERS LESS THAN 4 1/2' DEEP AT MEAN LOW TIDE
HERNAD DEVELOPMENT PERMIT WILL BECOME EFFECTIVE ON 8/25/92

PLEASE READ THE REVERSE OF THIS DOCUMENT BEFORE YOU SIGN AS OWNER, CONTRACTOR OR AUTHORIZED AGENT.

SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT

BY BUILDING DEPARTMENT

TAX ASSESSOR

RE 00439660 000000 K 1 #5
AK 1539325

MONROE COUNTY BUILDING DEPARTMENT
BUILDING PERMIT

Date Applied: 5/17/93 Prepared by: REINER Date Issued: 5/03/93 Permit No. 93 30010225 000 000
Permit Type: BUILDING PERMIT

Section	Township	Range	Be	Resub 1	Resub 2	Mile Marker
11	61	39	043962	00000	00	104

Property Address	Land Use Distric	Reviewed by
AK 1539325 US#1 BK ,LT 5,BAYWOOD,KEY LARG O	MU	DR

Subdivision Name	Legal Address
	BK LT 5 BAYWOOD KEY LAR

Owner's Name/Address/Telephone	General Contractor
HOBO'S MARINA INC 104200 OVERSEAS HWY KEY LARGO FL 33037 305 451-5888	MARATHON ELECTRIC SIGN & LIGHT PO BOX 2631 MARATHON SHORES FL 33052 305 743-5805 SP 1267 RX 0063674

Sub Contractor

Construction	BFE	FFE	FLZ

Approved Water Source	Flood Map Panel NO.	Flood Elevation Requirement

# Units	Sq Ft	Valuation	Improvements
		1,200	SIGNS

AUDIT NBR 3016938

Schedule of Fees

Remarks

[illegible] CREDITED [illegible]

U.S. [illegible] NR 104
PERMIT TO CHANGE SIGN FACES IN EXISTING SIGN.
25 SF EACH FACE, 50SF TOTAL
INSPECTION REQUIRED
DEEMED NON-DEVELOPMENT

PLEASE READ THE REVERSE OF THIS DOCUMENT BEFORE YOU SIGN AS OWNER, CONTRACTOR OR AUTHORIZED AGENT.

SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT

BY BUILDING DEPARTMENT

TAX ASSESSOR

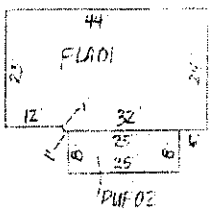
Alternate Key	PARCEL – ACCOUNT	SEC	TWP	RGE
1539295	439600 – 000100			

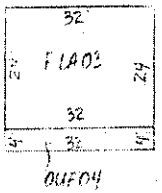
Subdivision	Lot	Block
BAY WOOD	PT. LOT 2	—

P.C.	New Construction	Delete Bldg. # 123 from Char. Screen	Bldg. Sketch Sub Section Change Only	Bldg. Sketch No Change	See Misc. Imp.
03		X			X

NOTE: THIS IS A COMPLETE RECHECK OF ENTIRE PROPERTY. DELETE ALL BUILDINGS ON RESIDENTIAL SCREEN & ADD AS COMMERCIAL. (DELETE BLDG #1 - #2 - #3)

SALE: $380,000 10/87





BUILDING CHARACTERISTICS

Building Number	Quality Grade	Structure Type
1 of 3	250	A Fireproofed Structural Steel B Reinforced Concrete C Concrete / Masonry Walls D Wood / Light Steel C

Effective Age Group	Actual Year Built	Functional Obsolescence
1 0 - 9 years 2 10 - 19 years 3 20 - 39 years 4 40 - 59 years 5 60 + years 2	1957	% (Explain in Notes)

Condition	Exterior Wall Types	Locational Obsolescence
E Excellent A Average F Fair P Poor A	Type 05, Percent 100 % %	% (Explain in Notes)

Appraiser	Date of Appraisal	Perimeter
001	MONTH 01 DAY 01 YEAR 88	

BUILDING CHARACTERISTICS – SECTIONS

Section Number	Average Wall Height	Number of Stories	Percent Basement	Ground Floor Area	Built Year	Type	Interior Finishes Percent	Sprink. Int.	A/C
01	8	1	%		88	05B	100 %	N	N
			%				%		
			%				%		
			%				%		
02	8	1	%		68	PUF	100 %	N	N
			%				%		
			%				%		
			%				%		
03	8	1	%		68	03B	100 %	N	N
			%				%		
			%				%		
			%				%		
04	8	1	%		68	01E	100 %	N	N
			%				%		
			%				%		
			%				%		
			%				%		
			%				%		
			%				%		
			%				%		
			%				%		
			%				%		
			%				%		

BUILDING REFINEMENTS

Number of Elevators: —	Number of Elevator Landings: —	Number of Escalators: —
Number of Residential Units: — (Do Not Key For Info Only)	Number of Plumbing Fixtures: 12	Number of Fireplaces: —

FIELD NOTES

BLDG #1 - DUPLEX
BLDG #2 - DUPLEX
BLDG #3 - DUPLEX
BLDG #4 -
1 KITCHEN
2 BEDROOMS - 1 BATH

List Misc. Improvements No Existing Misc.	Add to Misc. Improvements	Delete Existing Misc. Improvements Add New Data	X Indicates Flat Value	
		X		

MISCELLANEOUS IMPROVEMENTS

Type Code	X If Notes	Number of Units	Unit Type	Economic Life	Year Built	Grade	Length	Width	Depreciated Value
AP2		5980			1978	2			
CA2					1975	1	20	19	
CA2					1975	2	11	8	
SW2					1975	1	278	4	
DK3					1975	4	134	4	
PO2					1975	2	19	13	

FIELD NOTES

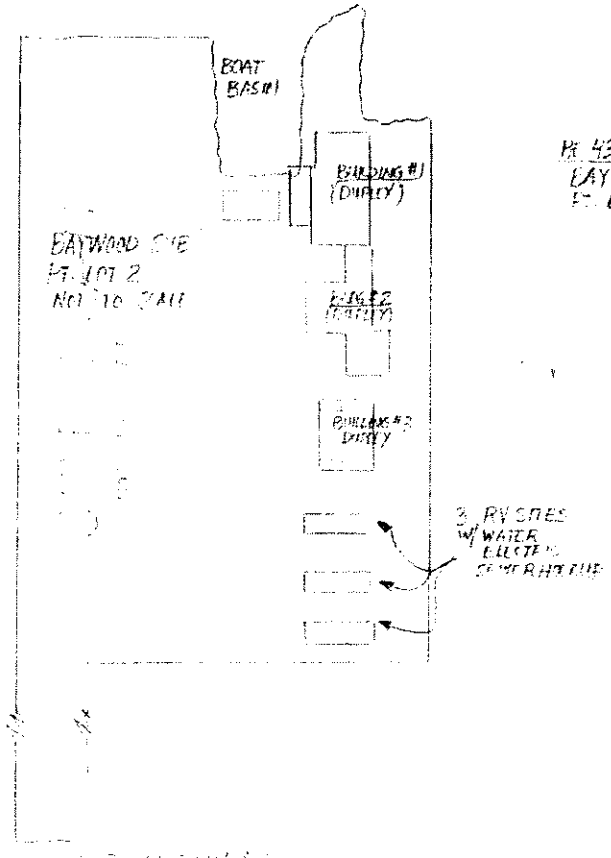
AP2(2) 60X63 11,200
CA2(1) 20X19 low cost carport
CA2(2) 11X8 low cost carport
SW2(1) 3X34 4X24 Rip Rap Seawall
PO2(2) 19X13 Bath/Swim pool

NOTES

Business Name BLDG #1 = DUPLEX, BLDG #2 = DUPLEX, BLDG #3 = DUPLEX also HAS 3 RV SITES W/ UTILITIES

BUILDING PERMITS

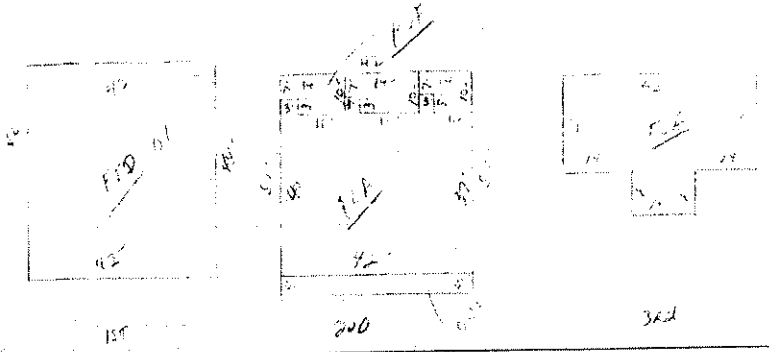
D.P. Number	Permit Number	Date Completed	Date Issued	Amount	Description of Construction
	RECHECK OF ENTIRE PROPERTY.				



Alternate Key	PARCEL – ACCOUNT	SEC.	TWP	RGE
1534745	0243960 2 – 0200			

Subdivision	Lot	Block
[illegible]	[illegible]	

P.C.	New Construction	Delete Bldg. # ____ from Char. Screen	Bldg. Sketch Sub Section Change Only	Bldg. Sketch No Change	See Misc. Imp
08	X				



BUILDING CHARACTERISTICS

Building Number	Quality Grade	Structure Type
1 of 4	3.00	A Fireproofed Structural Steel B Reinforced Concrete C Concrete / Masonry Walls D Wood / Light Steel E

Effective Age Group	Actual Year Built	Functional Obsolescence
1 0 - 9 years 2 10 - 19 years 3 20 - 39 years 4 40 - 59 years 5 60 + years 1	1,9[illegible]	% (Explain in Notes)

Condition	Exterior Wall Types	Locational Obsolescence
E Excellent A Average F Fair P Poor A	Type: 01 Percent: 100 %	% (Explain in Notes)

Appraiser	Date of Appraisal	Perimeter
[illegible]	MONTH DAY YEAR	

BUILDING CHARACTERISTICS SECTIONS

Section Number	Average Wall Height	Number of Stories	Percent Basement	Ground Floor Area	Roll Year	Type	Interior Finishes Percent	Sprinkler	A/C
01	8	1	%		91	FED	100 %	N	N
02	8		%		91	[illegible]	100 %	N	N
03	8	1	%		91	[illegible]	100 %	N	N
04	8	1	%		91	[illegible]	100 %	N	N
05	8	1	%		91	[illegible]	100 %	N	N

BUILDING REFINEMENTS

Number of Elevators	Number of Elevator Landings	Number of Escalators

Number of Residential Units	Number of Plumbing Fixtures	Number of Fireplaces

Do Not Key For Info Only

FIELD NOTES

[illegible]

List Misc. Improvements No Existing Misc.	Add to Misc. Improvements	Delete Existing Misc. Improvements Add New Data	X Indicates Flat Value	

MISCELLANEOUS IMPROVEMENTS

Type Code	X If Notes	Number of Units	Unit Type	Economic Life	Year Built	Grade	Length	Width	Depreciated Value

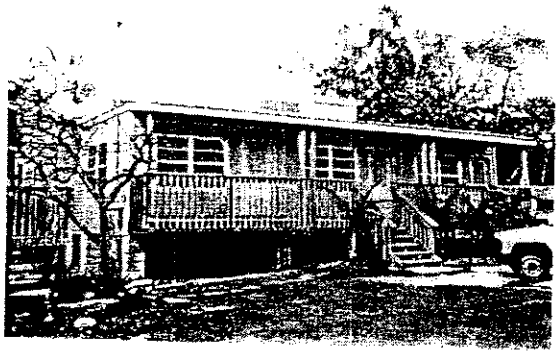
FIELD NOTES

NOTES

Business Name

BUILDING PERMITS

D.P. Number	Permit Number	Date Completed	Date Issued	Amount	Description of Construction
	[illegible]	[illegible]	[illegible]	$[illegible]	[illegible]



MONROE COUNTY BUILDING DEPARTMENT
BUILDING PERMIT

00439600-000000

~~KEY LARGO~~ TRY #5

Date Applied: 5/28/96 Prepared by: SPEREZ Date Issued: 8/09/96 Permit No: 96 30001584 000 000

Permit Type: BUILDING PERMIT [redacted]

Section	Township	Range	Bet	Resub	Resub 2	Mile Marker
11	61	39	043960	30001	00	102

Property Address	Land Use District	Reviewed by
PTOF LTS 1,2,3,5 & 7 BAYWOOD KEY 1 1539285 1539295	UR	DH

Subdivision Name	Legal Address
	BAYWOOD KEY LARGO PB1-102 SUB

Owner's Name/Address/Telephone	General Contractor
MICELLI EMANUEL & PETRI ROBERT 104250 OVERSEAS HWY KEY LARGO FL 33037	MICELLI EMANUEL & PETRI ROBERT 104250 OVERSEAS HWY KEY LARGO FL 33037

Sub Contractor

GOOD-98
NEED 92-20
12/11/97

Construction	BFE	FFE	FLZ

Approved Water Source	Flood Map Panel NO	Flood Elevation Requirement

# Units	Sq. Ft.	Valuation	Improvements
SFH		[redacted]	[redacted]

AUDIT NBR 3036806

Schedule of Fees [redacted]

Remarks

[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
FLOOD ZONE "X" [illegible]
PERMIT FOR [redacted]
WITH 105 SF ADDITION ON [illegible]
WITH 1014 SF OF PORCH STAIRS & 1026 SF
OF ROOF
FOR SINGLE FAMILY USE ONLY
HEALTH DEPT. PERMIT #T-54-96
TRUSS DRAWINGS MUST BE SUBMITTED FOR
APPROVAL PRIOR TO INSTALLATION
FINAL HEALTH INSPECTION AND HURRICANE
SHUTTERS WITH ANCHORAGE ARE REQUIRED
PRIOR TO FINAL INSPECTION
DEEMED DEVELOPMENT PERMIT EFFECTIVE ON 9/28/96
[illegible] ADDITIONAL PAGE REQUIRED

PLEASE READ THE REVERSE OF THIS DOCUMENT BEFORE YOU SIGN AS OWNER, CONTRACTOR OR AUTHORIZED AGENT.

SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT

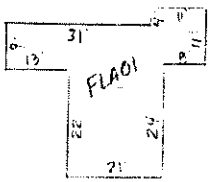
BY [signature]
BUILDING DEPARTMENT

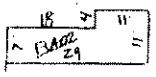
TAX ASSESSOR

Alternate Key	PARCEL – ACCOUNT	SEC	TWP	RGE
1539295	439600 000100			

Subdivision: BAYWOOD | Lot: PT. LOT 2 | Block: ——

P.C.	New Construction	Delete Bldg. # 1-2-3 from Char. Screen	Bldg. Sketch Sub Section Change Only	Bldg. Sketch No Change	See Misc. Imp
03		X			





BUILDING CHARACTERISTICS

Building Number	Quality Grade	Structure Type
2 of 3	250	A Fireproofed Structural Steel B Reinforced Concrete C Concrete / Masonry Walls D Wood / Light Steel: C

Effective Age Group	Actual Year Built	– Functional Obsolescence
1 0–9 years 2 10–19 years 3 20–39 years 4 40–59 years 5 60+ years: 2	1957	% (Explain in Notes)

Condition	Exterior Wall Types	Locational Obsolescence
E Excellent A Average F Fair P Poor: A	Type: 01 / Percent: 100 %	% (Explain in Notes)

Appraiser	Date of Appraisal		
001	MONTH 01	DAY 01	YEAR 88

Perimeter:

BUILDING CHARACTERISTICS – SECTIONS

Section Number	Average Wall Height	Number of Stories	Percent Basement	Ground Floor Area	Eff. Year	Type	Interior Finishes Percent	Sprinkler	A/C
01	18	1	%		88	03C	100 %	N	N
02	18	1	%		88	03C	100 %	N	N

BUILDING REFINEMENTS

Number of Elevators	Number of Elevator Landings	Number of Escalators

Number of Residential Units	Number of Plumbing Fixtures	Number of Fireplaces
Do Not Key For Info Only	12	

FIELD NOTES

Bldg #2 Unpaid
2 Lad - Inside / Fair

List Misc. Improvements No Existing Misc.	Add to Misc. Improvements	Delete Existing Misc. Improvements Add New Data	X Indicates Flat Value	

MISCELLANEOUS IMPROVEMENTS

Type Code	X If Notes	Number of Units	Unit Type	Economic Life	Year Built	Grade	Length	Width	Depreciated Value

FIELD NOTES

NOTES

Business Name

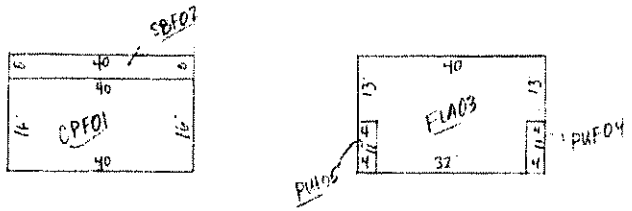
BUILDING PERMITS

D P Number	Permit Number	Date Completed	Date Issued	Amount	Description of Construction

Alternate Key	PARCEL – ACCOUNT	SEC.	TWP	RGE
1539295	439600_0010100			

Subdivision	Lot	Block
BAYWOOD	PT. LOT 2	—

P.C	New Construction	Delete Bldg. # — from Char Screen	Bldg. Sketch Sub Section Change Only	Bldg. Sketch No Change	See Misc. Imp



BUILDING CHARACTERISTICS

Building Number	Quality Grade	Structure Type
3 of 3	250	A Fireproofed Structural Steel B Reinforced Concrete C Concrete / Masonry Walls D Wood / Light Steel C

Effective Age Group	Actual Year Built	Functional Obsolescence
1 0 - 9 years 2 10 - 19 years 3 20 - 39 years 4 40 - 59 years 5 60 + years 2	1958	% (Explain in Notes)

Condition	Exterior Wall Types	Locational Obsolescence
E Excellent A Average F Fair P Poor A	Type: 05 / Percent: 100 % %	% (Explain in Notes)

Appraiser	Date of Appraisal	Perimeter
001	MONTH 01 DAY 01 YEAR 88	

BUILDING CHARACTERISTICS - SECTIONS

Section Number	Average Wall Height	Number of Stories	Percent Basement	Ground Floor Area	Built Year	Type	Interior Finishes Percent	Sprink. Int	A/C
01	18	1	%		88	SFF	100 %	N	N
							%		
							%		
							%		
02	18	1	%		88	SFF	100 %	N	N
							%		
							%		
							%		
03	18	1	%		88	OFF	100 %	N	N
							%		
							%		
							%		
04	18	1	%		88	FLA	100 %	N	N
							%		
							%		
							%		
05	18	1	%		88	PUF	100 %	N	N
							%		
							%		
							%		
							%		
							%		
							%		
			%				%		

BUILDING REFINEMENTS

Number of Elevators	Number of Elevator Landings	Number of Escalators

Number of Residential Units	Number of Plumbing Fixtures	Number of Fireplaces
	16	

Do Not Key For Info Only

FIELD NOTES

Exterior: [illegible]
Kitchen: [illegible]
Cell tower: present

List Misc. Improvements No Existing Misc.	Add to Misc Improvements	Delete Existing Misc. Improvements Add New Data	X Indicates Flat Value	

MISCELLANEOUS IMPROVEMENTS

Type Code	X If Notes	Number of Units	Unit Type	Economic Life	Year Built	Grade	Length	Width	Depreciated Value

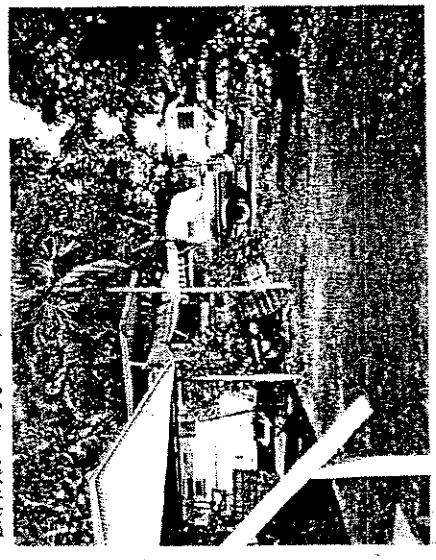
FIELD NOTES

NOTES

Business Name

BUILDING PERMITS

D.P. Number	Permit Number	Date Completed	Date Issued	Amount	Description of Construction



1539295

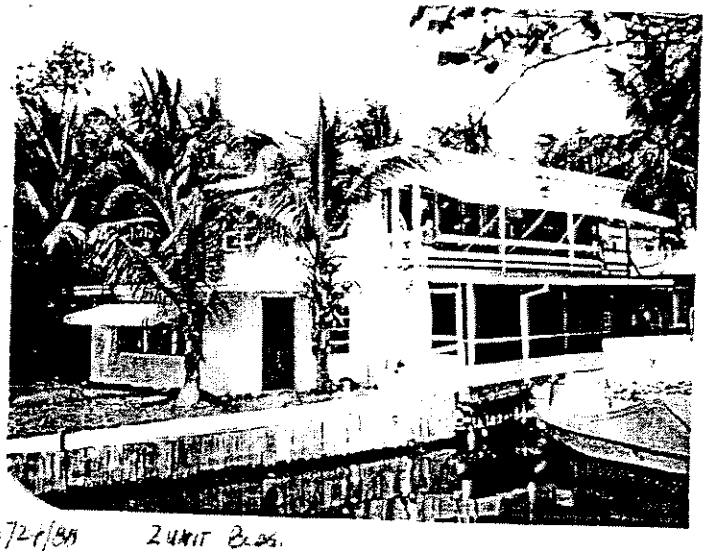
00439600-

000100

BAYWOOD SUB'D PT. LOT 2

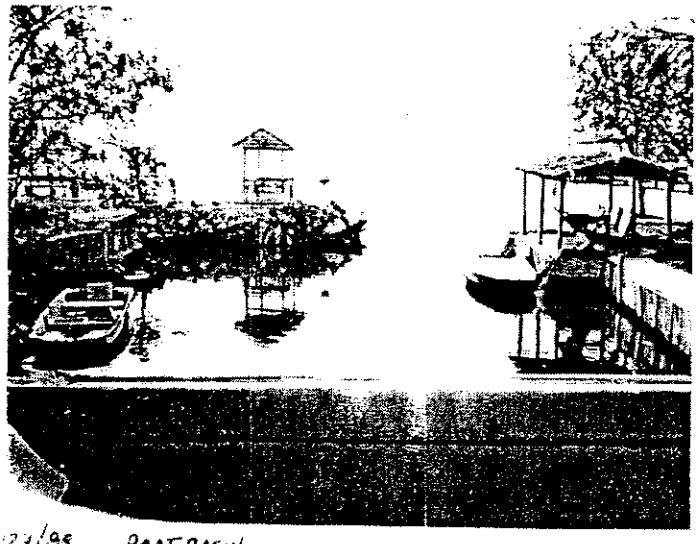
5/24/88 2 UNIT BLDG.

BAYWOOD SUB'D PT. LOT 2



5/24/88 2 UNIT BLDG.

BAYWOOD SUB'D PT. LOT 2



5/24/88 BOAT BASIN

ITY BUILDING DEPARTMENT
AMIT

1700

Prepared by	Date Issued	Permit No
	1539295	00439600 - 000100

Twnshp.	Range	Re #	Resub 1	Resub 2	Plat/Book/Page

Address	Land Use District	Reviewed by
AK#1539295		

Subdivision Name	Legal Address
	PT. LTS 1-2-3-4-5 + 7

Owner's Name/Address/Telephone	General Contractor

Sub Contractors

Construction	BFE	FFE	FLZ

Approved Water Source	Flood Map Panel No.	Flood Elevation Requirement

Occupancy	Sq. Ft.	Valuation	Improvements

Schedule of Fees

Remarks:

PERMIT FEE 60.00 INTERNAL RECEIPT#- 40404
PAID- 60.00 DATE- 3/17/88 RECEIPT#-3000255

[illegible] TRUCK AWAY THE BUILDING
AND [illegible] ISSUANCE OF THIS PERMIT DO
NOT [illegible] THE APPLICANT THAT ONAT
[illegible] MAY BE REQUIRED PURSUANT
TO SEC. [illegible] 141 THRU 147, MONROE COUNTY
[illegible] PAID BY CK#1093 OF [illegible]

PLEASE READ THE REVERSE OF THIS DOCUMENT BEFORE YOU SIGN AS OWNER, CONTRACTOR OR AUTHORIZED AGENT

SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT

BY [illegible]
BUILDING DEPARTMENT

TAX ASSESSOR

BUILDING AND ZONING DEPARTMENT
OF
MONROE COUNTY, FLORIDA

ASSESSOR'S COPY

00439600-000000

1539295

DATE 1-12-70

THE UNDERSIGNED OWNER OF PROPERTY DESCRIBED BELOW APPLIES FOR PERMIT TO CONSTRUCT, REMODEL, ALTER PLUMBING WIRING

LOT 9 BLOCK ____ SUBDIVISION BAY [illegible] SEC 11 T 61 R 31E

STREET OR ROAD KEY LARGO #7

OWNER MC MULLEN A.

ADDRESS P.O. Box 101 [illegible] KEY LARGO PHONE FLA.

BUILDER OWNER

ADDRESS SAME PHONE

THIS PROPERTY ZONED AS RU2 TYPE OF CONSTRUCTION CONC BLK. (FRAME, CB, CBS, METAL)

SET BACK: FRONT 78' REAR 272' SIDES 15 + 60' NO. OF BEDROOMS 2

SIZE OF LOT 100 X 400 SIZE OF BUILDING 40 X 25

ESTIMATED VALUE OF COMPLETED WORK $ 7500.00 BLDG. FEE 30.00

REMARKS: PLUMBING FEE 13.00

ELECTRICAL FEE 10.00

TOTAL $ 53.00

ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE ABOVE STATEMENTS AND MONROE COUNTY CODES AND REGULATIONS.

INSPECTION	DATE
1.	
2.	
3.	
4.	
FINAL	
HEALTH DEPARTMENT	

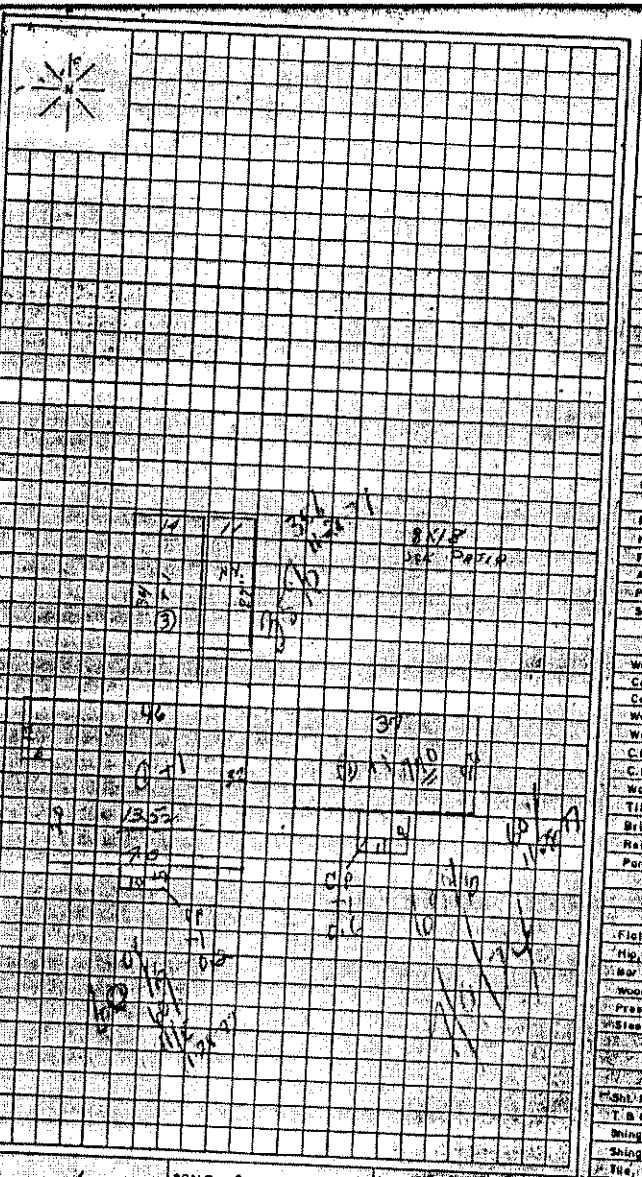
[illegible]
OWNER OR AGENT

Permit void if construction is not started within thirty days. PERMIT VOID IF ZONING CLASSIFICATION IS VIOLATED.

DONALD CORMACK, Director
BUILDING and ZONING DEPARTMENT

By [illegible]

NO. 19791



CARD		SCALE 1"=	LAND USE CODE
PLOTTED		FLDWK. BY	DATE
RANDOM		CLASSED BY	DATE

CONSTRUCTION DATA

IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	Restaurant	Cottage	Bar House 14x30	8x18 Screen Patio
YEAR BUILT	1940	1942		

ROOMS				
Total Rooms				
Eff. Apts				
___ Rm. Apts.				
___ Rm. Apts.				
No. of Baths				
No. of Rest. Rms.				
___ Fixt. R. Rms.				
___ Fixt. R. Rms.				
Total Fixtures				

FOUNDATION				
Continuous Wall				
Piers — Conc. Ftg	✓	✓		
Piling				

ADJUSTMENTS				
Frame				
Height				
Front & Interior				
Apt. Equiv.				
Partitions				
Special Use				

EXTERIOR WALLS				
Wallboard				
Corr. Metal				
Corr. Asbestos				
Wd. Fr. Stucco				
Wd. Fr. Asbestos	✓ 28		✓ 28	
C.B. Plain				
C.B. Stucco				
Wd. Fr. Siding		✓ 30		
Tile Stucco				
Brick				
Reinf. Conc.				
Panel, Glass, Mtl.				

ROOF TYPE				
Flat, Shed				
Hip, Gable	✓ 4	✓ 8	✓ 8	
Bar Joist				
Wood Truss				
Prestressed				
Steel Truss				

ROOF MATERIAL				
Sht. Mtl. Roll	✓	✓	✓	
T. & G., B.U.				
Shing., Wd., Etc.				
Shing., Asbestos				
Tile, Cement				
Tile, Clay				
Bermuda				
Slate				
Bypsum				

IMPROVEMENT	1	2	3	4
INTERIOR FINISH				
Unfinished				
Wd. or Cell. Bds.				
Wallboard	✓ 13	✓ 18	✓ 14	
Plaster, No Furring				
Plaster, Furring				
Drywall				
Wood Panel				
FLOORS				
None				
Single Pine	✓ 45	✓ 45	✓ 6	
Concrete				
Conc., Asph. Tile				
Conc., Terrazzo				
Double Pine				
Double Hardwood				
Precast Conc.				
Parquet				
Conc. Q. Tile				
Conc. Cer. Tile				
Marble				
PLUMBING				
None				
Poor				
Good, Plain				
Good, Tile				
HEATING				
None				
Unit Heat				
Chtrl. Heating				
Chtrl. Cooling				
Cntrl. Cool & Heat				
ELECTRICITY				
None				
Poor				
Average	✓ 3	✓ 3	✓ 3	
Good				

CLASS & SCALE	[illegible]	[illegible]	[illegible]	[illegible]
CONST. UNITS	[illegible]	[illegible]	[illegible]	
CLASS UNITS	[illegible]	[illegible]	[illegible]	
TOTAL UNITS	[illegible]	[illegible]	[illegible]	
BASE RATE	[illegible]	[illegible]	16.2[illegible]	
ADJ. RATE	[illegible]	[illegible]	7[illegible]	
AREA	[illegible]	[illegible]	47[illegible]	
E.F.	[illegible]			
E.F.				
REP. COST NEW	[illegible]	[illegible]	[illegible]	
CONDITION	[illegible]	[illegible]	[illegible]	
DEP. REP. VALUE		[illegible]	13[illegible]	[illegible]

DEPRECIATION ADJUSTMENT

NO.	PHY.	ADJUSTMENT	%	COND
1				
2				
3				
4				

2 OF 2 CARDS

00439630-000000

REAL PROPERTY RECORD CARD

MONROE COUNTY, FLORIDA

AK 1539325

WASSERMAN GEORGE H ET UX
P.O. BOX 75
KEY LARGO, FLA

BAYWOOD KEY LARGO PB 1-102 SUB OF PT
LOTS 1-2-3-4-5 & 7 SEC 11 TWP 61S R
39E
LOT 5
OR282-385

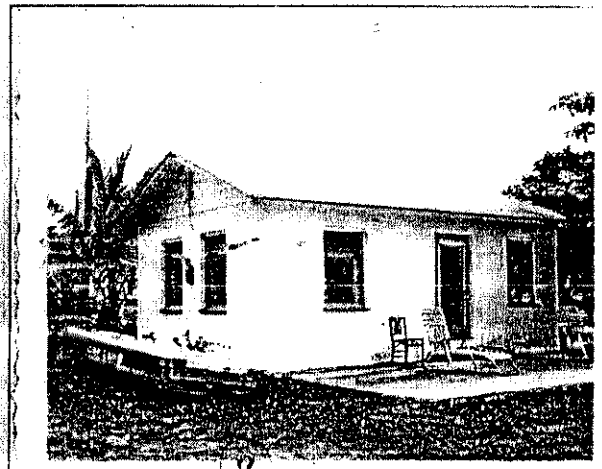
LAND COMPUTATIONS

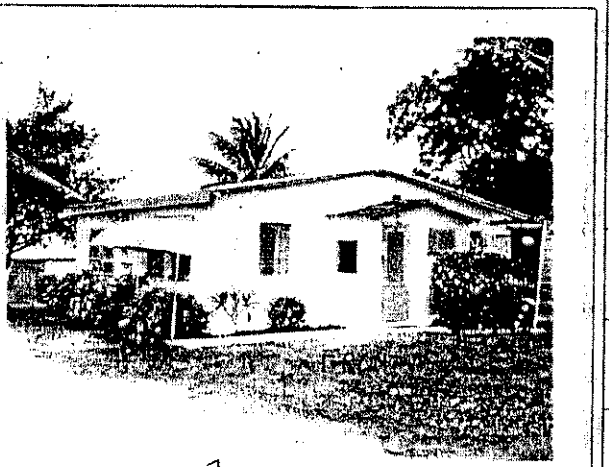
QUAN - TYPE - DESC.	SIZE - AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
					TOTAL	

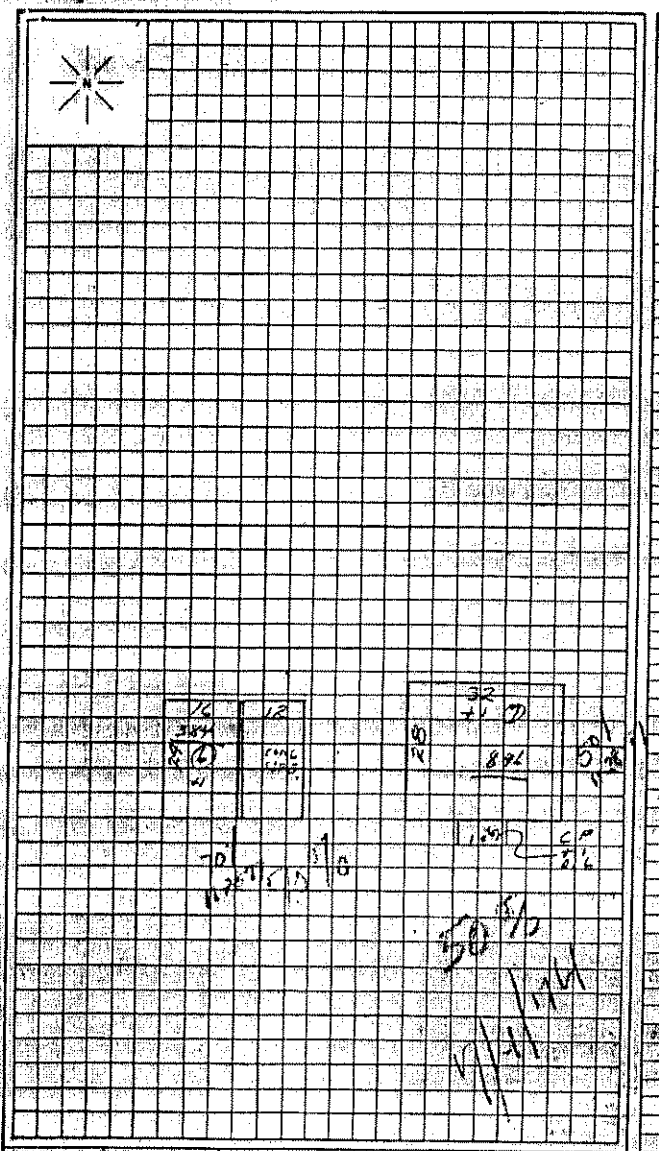
VALUATION TOTALS

1966	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	

— NOTES —







CARD	/	SCALE 1" =	LAND USE CODE
PLOTTED		FLDWK BY	DATE
RANDOM		CLASSED BY	DATE

CONSTRUCTION DATA

IMPROVEMENT	5	6	7	8
TYPE OF STRUCTURE	Conc Slab 8x20	16x24 Cottage	28x32 Motel Cottage	12x24 Conc Slab
YEAR BUILT		1948	1936	
ROOMS				
Total Rooms				
Eff. Apts.				
___ Rm. Apts.				
___ Rm. Apts.				
No. of Baths				
No. of Rest Rms.				
___ Fixt. R. Rms.				
___ Fixt. R. Rms.				
Total Fixtures				
FOUNDATION				
Continuous Wall				
~~Piers~~ Conc		✓	✓	
Piling				
ADJUSTMENTS				
Frame				
Height				
Front & Interior				
Apt. Equiv.				
Partitions				
Special Use				
EXTERIOR WALLS				
Wallboard				
Corr. Metal				
Corr. Asbestos				
Wd. Fr. Stucco				
Wd. Fr. Asbestos			✓	28
C.B. Plain				
C.B. Stucco		✓	33	
Wd. Fr. Siding				
Tile Stucco				
Brick				
Reinf. Conc.				
Panel, Glass, Mtl.				
ROOF TYPE				
Flat, Shed				
Hip, Gable		✓	8	✓ 8
Bar Joist				
Wood Truss				
Prestressed				
Steel Truss				
ROOF MATERIAL				
Sht. Mtl. Roll		✓	2	✓ ✓
T. & G., B.U.				
Shing., Wd., Etc.				
Shing., Asbestos				
Tile, Cement				
Tile, Clay				
Bermuda				
Slate				
Gypsum				

IMPROVEMENT	5	6	3	4
INTERIOR FINISH				
Unfinished				
Wd. or Ceil. Bds.				
Wallboard				
Plaster, No Furring				
Plaster, Furring				
Drywall			✓	90
Wood Panel		24		
Plywood		✓ 28		
FLOORS				
None				
Single Pine			✓	52
Concrete		✓ 6		
Conc., Asph. Tile				
Conc., Terrazzo				
Double Pine				
Double Hardwood				
Precast Conc.				
Parquet				
Conc. Q Tile				
Conc. Cer. Tile				
Marble				
PLUMBING				
None				
Poor		8		
Good, Plain		✓ 6E	✓	8
Good, Tile				
HEATING				
None				
Unit Heat				
Cntrl. Heating				
Cntrl. Cooling				
Cntrl. Cool & Heat				
ELECTRICITY				
None				
Poor				
Average		✓ 3	✓	3
Good				

CLASS & SCALE	[illegible]	[illegible]	[illegible]	
CONST. UNITS		[illegible]	[illegible]	
CLASS UNITS		[illegible]		
TOTAL UNITS			[illegible]	
BASE RATE	[illegible]	[illegible]	[illegible]	
ADJ. RATE		[illegible]	[illegible]	
AREA	[illegible]	[illegible]	[illegible]	
E.F.		[illegible]		
E.F.				
REP. COST NEW	112	[illegible]	[illegible]	[illegible]
CONDITION	[illegible]	[illegible]	[illegible]	
DEP. REP. VALUE	[illegible]		[illegible]	124

DEPRECIATION ADJUSTMENT

NO.	PHY.	ADJUSTMENT	%	COND
1				
2				
3				
4				

WASSERMAN GEORGE
LOT 5
BAYWOOD KEY LARGO

00439630-000000

REAL PROPERTY RECORD CARD

MONROE COUNTY, FLORIDA

AK. 1539325

LAND COMPUTATIONS

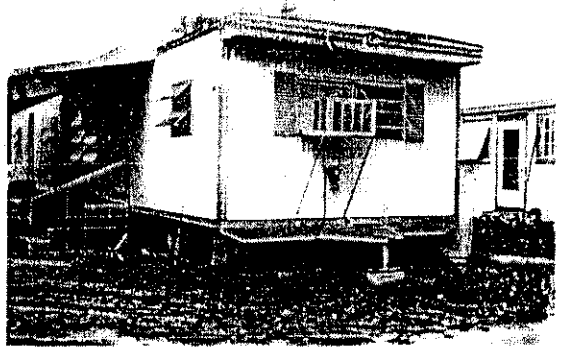
QUAN - TYPE - DESC	SIZE - AREA	UNIT PRICE	UF	DF	PRICE PER FRONT FOOT	VALUE
					TOTAL	

VALUATION TOTALS

	LAND	
TOTAL	IMPROVEMENTS	
	TOTAL	
	LAND	
	IMPROVEMENTS	
	TOTAL	
	LAND	
	IMPROVEMENTS	
	TOTAL	
	LAND	
	IMPROVEMENTS	
	TOTAL	
	LAND	
	IMPROVEMENTS	
	TOTAL	
	LAND	
	IMPROVEMENTS	
	TOTAL	

NOTES

RP 2141



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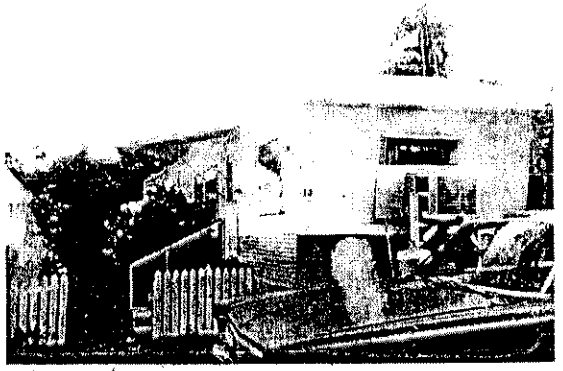
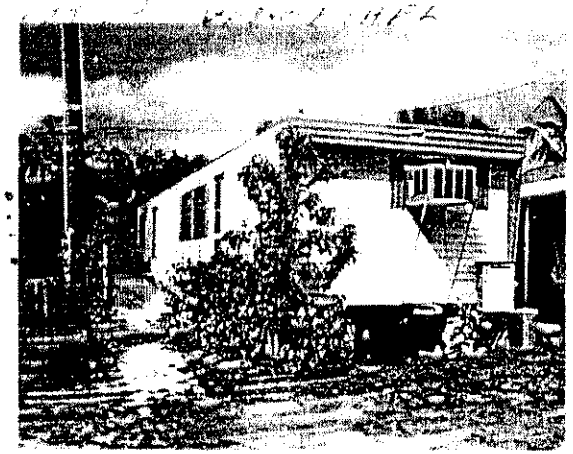


LOT #13



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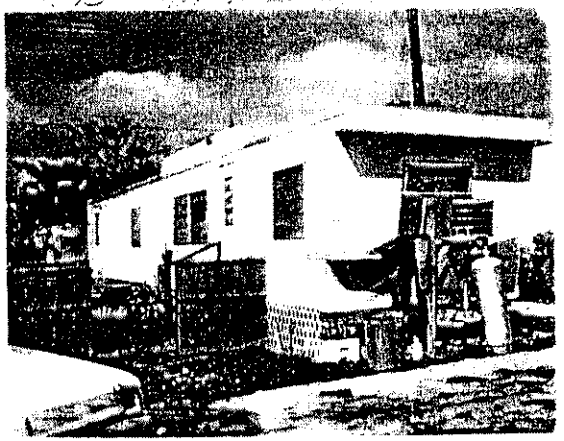


CARD		SCALE	LAND USE CODE
PLOTTED		FLDWK BY	DATE
RANDOM		CLASSED BY	DATE

CONSTRUCTION DATA

IMPROVEMENT				
TYPE OF STRUCTURE	LOT 11 TRAILER FLEETWOOD 12X56	SHELTER 9X22	LOT 12 TRAILER PATRIOT STAR 12X46	LOT 13 TRAILER [illegible] 12X[illegible]
YEAR BUILT				

ROOMS

Total Rooms				
Eff. Apts				
___ Rm Apts				
___ Rm Apts				
No. of Baths				
No. of Rest Rms				
___ Fixt. R. Rms				
___ Fixt. R. Rms				
Total Fixtures				

FOUNDATION

Continuous Wall				
Piers				
Piling				

ADJUSTMENTS

Frame				
Height				
Front & Interior				
Apt. Equip.				
Partitions				
Special Use				

EXTERIOR WALLS

Wallboard				
Corr. Metal				
Corr. Asbestos				
Wd. Fr. Stucco				
Wd. Fr. Asbestos				
C.B. Plain				
C.B. Stucco				
Wd. Fr. Siding				
Tile Stucco				
Brick				
Reinf. Conc.				
Panel, Glass, Mtl				

ROOF TYPE

Flat, Shed				
Hip, Gable				
Bar Joist				
Wood Truss				
Prestressed				
Steel Truss				

ROOF MATERIAL

Shl. Mtl. Roll				
T.B.G., B.U.				
Shng., Wd., Etc.				
Shng., Asbestos				
Tile, Cement				
Tile, Clay				
Bermuda				
Slate				
Gypsum				

INTERIOR FINISH

Unfinished				
Wd. or Cem. Bds.				
Wallboard				
Plaster, No Furring				
Plaster, Furring				
Drywall				
Wood Paneling				

FLOORS

None				
Single Pine				
Concrete				
Conc., Asph. Tile				
Conc., Terrazzo				
Double Pine				
Double Hardwood				
Precast Conc.				
Parquet				
Conc. Q. Tile				
Conc. Cer. Tile				
Marble				

PLUMBING

None				
Poor				
Good, Plain				
Good, Tile				

HEATING

None				
Unit Heat				
Chtrl. Heating				
Chtrl. Cooling				
Chtrl. Cool. & Heat				

ELECTRICITY

None				
Poor				

CLASS & SCALE	[illegible]	[illegible]		
CONST. UNITS				
CLASS UNITS				
TOTAL UNITS				
BASE RATE	[illegible]			
ADJ. RATE				
AREA				
E.F.				
E.F.				
REP. COST NEW	[illegible]			
CONDITION	[illegible]	[illegible]		
DEP. REP. VALUE	[illegible]			

DEPRECIATION ADJUSTMENT

NO.	PHY.	ADJUSTMENT	%	COND
1				
2				
3				
4				

WASSERMAN [illegible]

[illegible]

BAY WOOD, KEY LARGO

00439 630.000000

REAL PROPERTY RECORD CARD

MONROE COUNTY, FLORIDA

AK: 1539325

LAND COMPUTATIONS

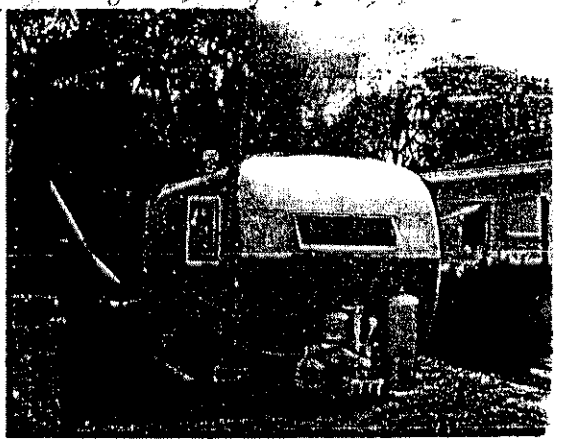
QUANTITY OR DESC	SIZE-AREA	UNIT PRICE	DF	CF	PRICE PER FRONT FOOT	VALUE
					TOTAL	

VALUATION TOTALS

	LAND	
1987	IMPROVEMENTS	
	TOTAL	
	LAND	
	IMPROVEMENTS	
	TOTAL	
	LAND	
	IMPROVEMENTS	
	TOTAL	
	LAND	
	IMPROVEMENTS	
	TOTAL	
	LAND	
	IMPROVEMENTS	
	TOTAL	
	LAND	
	IMPROVEMENTS	
	TOTAL	

NOTES

4-27-72



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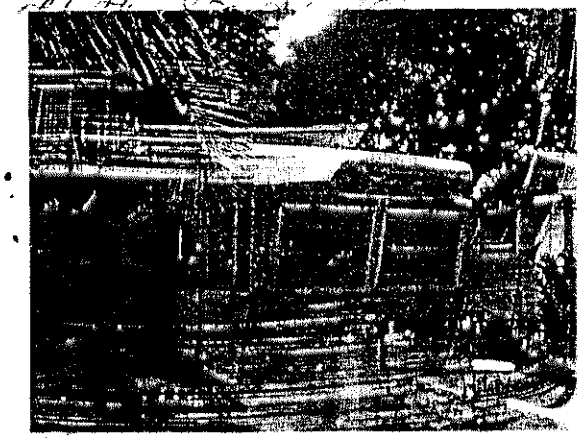
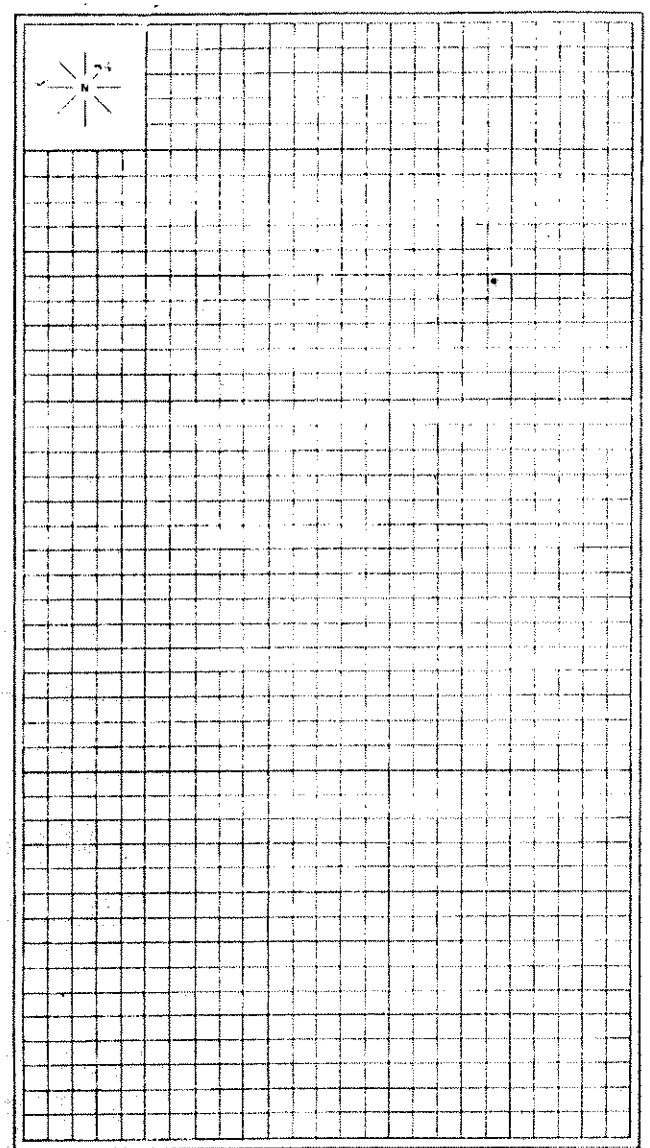


4-27-72

[illegible]



CARD		SCALE 1" =	LAND USE CODE
PLOTTED		FLDWK BY	DATE
RANDOM		CLASSED BY	DATE

CONSTRUCTION DATA

IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	LOT 14 TRAILER [illegible] 8X36	LOT 18 TRAILER [illegible] 8X26	LOT 20 TRAILER [illegible] 8X29	LOT 22 TRAILER [illegible]
YEAR BUILT				
ROOMS				
Total Rooms				
Eff. Apts				
___ Rm. Apts				
___ Rm. Apts				
No. of Baths				
No. of Rest Rms				
___ Flat R Rms				
___ Flat R Rms				
Total Fixtures				
FOUNDATION				
Continuous Wall				
Piers				
Piling				
ADJUSTMENTS				
Frame				
Height				
Front B Interior				
Apt. Equiv				
Partitions				
Special Use				
EXTERIOR WALLS				
Wallboard				
Corr. Metal				
Corr. Asbestos				
Wd. Fr. Stucco				
Wd. Fr. Asbestos				
C.B. Plain				
C.B. Stucco				
Wd. Fr. Siding				
Tile Stucco				
Brick				
Reinf. Conc.				
Panel, Glass, Mtl.				
ROOF TYPE				
Flat, Shed				
Hip, Gable				
Bar Joist				
Wood Truss				
Prestressed				
Steel Truss				
ROOF MATERIAL				
Snt. Mtl. Roll				
T & G, B.U.				
Shing., Wd., Etc.				
Shing., Asbestos				
Tile, Cement				
Tile, Clay				
Bermuda				
Slate				
Gypsum				

IMPROVEMENT	1	2	3	4
INTERIOR FINISH				
Unfinished				
Wd. or Cell. Bds.				
Wallboard				
Plaster, No Furring				
Plaster, Furring				
Drywall				
Wood Fans				
FLOORS				
None				
Single Fine				
Concrete				
Conc., Asph. Tile				
Conc., Terrazzo				
Double Fine				
Double Hardwood				
Precast Conc.				
Parquet				
Conc. Cer. Tile				
Conc. Cer. Tile				
Marble				
PLUMBING				
None				
Poor				
Good, Fresh				
Good, Tile				
HEATING				
None				
Unit Heat				
Cntr. Heating				
Cntr. Cooling				
Cntr. Cool & Heat				
ELECTRICITY				
None				
Poor				

CLASS & SCALE	[illegible]	[illegible]	[illegible]	[illegible]
CONST. UNITS				
CLASS UNITS				
TOTAL UNITS				
BASE RATE		[illegible]	[illegible]	[illegible]
ADJ. RATE				
AREA	[illegible]	208	[illegible]	
E.F.				
E.F.				
REP. COST NEW	[illegible]	[illegible]	[illegible]	[illegible]
CONDITION	[illegible]	[illegible]	[illegible]	[illegible]
DEP. REP. VALUE	[illegible]	[illegible]	[illegible]	[illegible]

DEPRECIATION ADJUSTMENT

NO.	PHY.	ADJUSTMENT	%	COND
1				
2				
3				
4				

1 OF 6

AK 1534325

SEC.	TWP	N/S	RGE	E/W	PARCEL – ACCOUNT
11	61		39		439630-000000
01 02	03 04 05		06 07	08	09 20

CNTY. #	CARD #	ACTION INDICATOR – CHECK ONE
38	01	☐ ADD (A) ☑ CHANGE (C) ☐ DELETE (D)
22 23	24 26	29 29 29

APPRAISED ON			APPRAISER	IMPR. CODES	
MONTH	DAY	YEAR		USE	MODEL
04	21	86	MB	01	01

RECHECK
Permit No. 5733 PATIO SLAB
6870 CHAINLINK
6455 MISC

CARD 03
CC 27 28

STRUCTURAL ELEMENT DATA

Exterior Walls
1 Minimum
2 Composition or Wall Board
3 Below Average
4 Single Siding or W. Fr. Ins.
5 Average
6 Board & Batten (Average)
7 Asbestos Shingle
8 Wood on Sheathing or Plywood
9 Corrugated Asbestos (Wt. Fr.)
10 Above Average
11 Board & Batten (Above Av.)
12 Cedar or Hardwood Siding
13 Plywood Panel
14 Wood Shingle
15 Concrete or Cinder Block
16 Tile or Wood Frame Stucco
17 ✓ Cut Stucco
18 Cement Brick
19 Common Brick
20 Face Brick
21 Stone
22 Precast Panel
23 Reinforced Concrete
24 Corrugated Metal
25 Modular Metal
26 Aluminum Siding
27 Prefinished Metal
28 Glass Fiberglass
CC 30 17 CC 32 00

Roofing – Structure
1 Flat
2 Shed
3 ✓ Gable or Hip
4 Wood Truss
5 Sawtooth
6 Mansard
7 Gambrel
8 Irregular
9 Rigid Frame w/Rafter Joist
10 Steel Frame or Truss
11 Bowstring Truss
12 Reinforced Concrete
13 Precast Concrete
CC 34 03

Roofing – Cover
1 ✓ Min. Roofing (Corr. or Sh. Mt.)
2 Rolled Composition
3 Asphalt or Composition Shingle
4 Built up Tar and Gravel
5 Corrugated Asbestos
6 Asbestos Shingle
7 Concrete Tile
8 Clay or Bermuda Tile
9 Enamel Metal Shingle
10 Wood Shingle
11 Slate
CC 36 01

Interior – Wall Construction
1 Masonry or Minimum
2 ✓ Wall Board or Wood Wall
3 Plastered
4 Plywood Panel
5 Drywall
6 Wood Panel or Custom
CC 38 2 CC 39 0

Interior – Flooring
1 None
2 Minimum, Plywood, Linoleum
3 Concrete Finished
4 Concrete Above Grade
5 Asphalt Tile
6 Vinyl Asbestos
7 Cork or Vinyl Tile
8 Sheet Vinyl
9 ✓ Pine or Soft Wood
10 Textured Monolithic
11 Ceramic Tile Tile
12 Hardwood
13 Parquet
14 Carpet
15 Quarry or Hard Tile
16 Terrazzo Epoxy Strip
17 Precast Concrete
18 Slate
19 Marble
CC 40 09 CC 42 00

Heating – Fuel
1 ✓ None
2 Oil
3 Gas
4 Electric
5 Solar
CC 44 01

Heating – Type
1 ✓ None
2 Convection
3 Forced Air Not Ducted
4 Forced Air Ducted
5 Hot Water
6 Steam
7 Radiant Electric
8 Radiant – Water
CC 46 01

Air Conditioning – Type
1 ✓ None
2 Window Unit
3 Central
4 Packaged Roof Top
5 Chilled Water
CC 48 01

Quality Adjustment
1 Minimum
2 ✓ Below Average
3 Average
4 Above Average
5 Excellent
CC 50 2

ACTUAL YEAR BUILT CC 51 52 48

EFFECTIVE YEAR BUILT CC 53 54 59 (AVERAGE)

ECONOMIC OBSOLESCENCE CC 55 56

FUNCTIONAL OBSOLESCENCE CC 57 58

SPECIAL CONDITION CODE CC 59 60

PERCENT CONDITION CC 61 62

BATHS OR REST RMS. CC 63 64 1.0

Number of Bedrooms
1 0 Bedrooms
2 ✓ 1 Bedroom
3 2 Bedrooms
4 3 Bedrooms
5 4 Bedrooms
6 5 Bedrooms or more
CC 67 1

Number of SFR Stories
1 ✓ 1.0 Story
2 1.5 Stories
3 2.0 Stories
4 2.5 Stories
5 3.0 Stories
6 3.5 Stories or more
7 Split Level
CC 68 1

PROPERTY APPRAISER • MONROE COUNTY, FLORIDA

ERVIN A. HIGGS, CFA

CONDO & CARD COMMERCIAL CC 27 28 04

Heating & A/C
1 Heating & A/C Packaged
2 Heating & A/C Split
CC 30

Structural Frame
1 None
2 Wood Frame
3 Masonry
4 Reinforced Concrete
5 Steel
6 Fireproof Steel
7 Special
CC 42

Ceiling and Wall Quality
Suspended
1 Ceiling Fin. Only
3 Ceiling w/Min. Wall
5 Ceiling & Wall Fin.
Not Suspended
2 Ceiling fin. Only
4 Ceiling w/Min. Wall
6 Ceiling & Wall Fin.
CC 44

AVG. NO. ROOMS PER FLOOR CC 46 47

EST. PERCENT COMMON WALL CC 48 49

NONSTANDARD WALL HEIGHT CC 50 51

BUILDING TRAVERSE CARD 05 27 28

LINE 1 … 9 30 31 75

LINES	LINE	DESCRIPTION	LENGTH	WIDTH	OB/XF UNITS
07	01				
07	02				
07	03				
07	04				

SKETCH
#1 [illegible] FRAME [illegible]
#2 CHAINLINK FENCE 4FT X 409 FT @ 1.55
#3 [illegible] PATIO CABS 7X26 [illegible]
#4 [illegible] 16X28 [illegible]
#5 CANTILEVERED WOOD [illegible] 3FT X [illegible] 125 [illegible]
#6 [illegible]
#7 [illegible] SLAB [illegible]
#8 [illegible] 20X20 [illegible]
#9 [illegible]
#10 [illegible]

34 FOP 34
PAS

APPRAISED BY 04/21/86 MEPTIRES HILBRAND
LOT 5 BAYVIEW

LEGAL

2 of 6

SEC.	TWP	N/S	RGE	E/W	PARCEL ACCOUNT	CNTY #	CARD #	ACTION INDICATOR – CHECK ONE
1.1	6.1		3.9		4,3,9,6,3,0-0,0,0,0,0	3.8	0.0.2	☐ ADD (A) ☐ CHANGE (C) ☐ DELETE (D)
01 02	03 04	05	06 07	08	09 20	22 23	24 26	29 29

CARD 0 3 CC 27 28

STRUCTURAL ELEMENT DATA

APPRAISED ON MONTH	DAY	YEAR	APPRAISER	IMPR. CODES USE	MODEL
0.4	2.1	8.0	MB	0.1	0.1

PROPERTY APPRAISER • MONROE COUNTY, FLORIDA

ERVIN A. HIGGS, CFA

Exterior Walls
1 Minimum
2 Composition or Wall Board
3 Below Average
4 ✓ Single Siding or W. Fr. (No St.)
5 Average
6 Board & Batten (Average)
7 Asbestos Shingle
8 Wood on Sheathing or Plywood
9 Corrugated Asbestos (Wo. Fr.)
10 Above Average
11 Board & Batten (Above Ave.)
12 Cedar or Redwood Siding
13 Prefab Wood Panel
14 Wood Shingle
15 Concrete or Cinder Block
16 ✓ Tile or Wood Frame Stucco
17 CB Stucco
18 Cement Brick
19 Common Brick
20 Face Brick
21 Stone
22 Precast Panel
23 Reinforced Concrete
24 Corrugated Metal
25 Modular Metal
26 Aluminum Siding
27 Pre-finished Metal
28 Glass/Thermopane
CC 30 0.4 CC 32 0.1

Interior – Wall Construction
1 ✓ Masonry or Minimum
2 ✓ Wall Board or Wood Wall
3 Plastered
4 Plywood Panel
5 Drywall
6 Wood Panel or Custom
CC 38 2 CC 39 0

Quality Adjustment
1 Minimum
2 Below Average
3 ✓ Average
4 Above Average
5 Excellent
CC 50 3

Interior – Flooring
1 None
2 Minimum, Plywood, Linoleum
3 Concrete Finished
4 Concrete Above Grade
5 Asphalt Tile
6 Vinyl Asbestos
7 Cork or Vinyl Tile
8 Sheet Vinyl
9 ✓ Pine or Soft Wood
10 Terrazzo Monolithic
11 Ceramic Clay Tile
12 Hardwood
13 Parquet
14 Carpet
15 Quarry or Hard Tile
16 Terrazzo Epoxy Strip
17 Precast Concrete
18 Slate
19 Marble
CC 40 0.4 CC 42 0.0

ACTUAL YEAR BUILT CC 51 52 34

EFFECTIVE YEAR BUILT CC 53 54 50

ECONOMIC OBSOLESCENCE CC 55 56

FUNCTIONAL OBSOLESCENCE CC 57 58

SPECIAL CONDITION CODE CC 59 60

PERCENT CONDITION CC 61 62

BATHS OR REST RMS. CC 63 66 1.0

Roofing – Structure
1 Flat
2 Shed
3 ✓ Gable or Hip
4 Wood Truss
5 Sawtooth
6 Mansard
7 Gambrel
8 Irregular
9 Rigid Frame w/Bar Joist
10 Steel Frame or Truss
11 Bowstring Truss
12 Reinforced Concrete
13 Prestress Concrete
CC 34 0.3

Heating – Fuel
1 ✓ None
2 Oil
3 Gas
4 Electric
5 Solar
CC 44 0.1

Number of Bedrooms
1 0 Bedrooms
2 ✓ 1 Bedroom
3 ✓ 2 Bedrooms
4 3 Bedrooms
5 4 Bedrooms
6 5 Bedrooms or more
CC 67 3

Roofing – Cover
1 ✓ Min. Roofing (Corr. or Sh. M.)
2 Rolled Composition
3 Asphalt or Composition Shingle
4 Built up Tar and Gravel
5 Corrugated Asbestos
6 Asbestos Shingle
7 Concrete Tile
8 Clay or Bermuda Tile
9 Enamel Metal Shingle
10 Wood Shingle
11 Slate
CC 36 0.1

Heating – Type
1 ✓ None
2 Convection
3 Forced Air Not Ducted
4 Forced Air Ducted
5 Hot Water
6 Steam
7 Radiant Electric
8 Radiant Water
CC 46 0.1

Number of SFR Stories
1 ✓ 1.0 Story
2 1.5 Stories
3 2.0 Stories
4 2.5 Stories
5 3.0 Stories
6 3.5 Stories or more
7 Split Level
CC 68 1

Air Conditioning – Type
1 ✓ None
2 Window Unit
3 Central
4 Packaged Roof Top
5 Chilled Water
CC 48 0.1

CONDO & CARD COMMERCIAL CC 0 4 27 28
1 Heating & A/C Packaged
2 Heating & A/C Split
CC 30

Structural Frame
1 None
2 Wood Frame
3 Masonry
4 Reinforced Concrete
5 Steel
6 Fireproof Steel
7 Special
CC 42

Ceiling and Wall Quality
Suspended
1 Ceiling Fin. Only
3 Ceiling w/Min. Wall
5 Ceiling & Wall Fin.
Not Suspended
2 Ceiling Fin. Only
4 Ceiling w/Min. Wall
6 Ceiling & Wall Fin.
CC 44

AVG. NO. ROOMS PER FLOOR CC 46 47

EST. PERCENT COMMON WALL CC 48 49

NONSTANDARD WALL HEIGHT CC 50 51

BUILDING TRAVERSE CARD 0 5 27 28

LINE	LINES	LINE	DESCRIPTION	LENGTH	WIDTH	OB/XF UNITS
1	0 7	0 1				
	0 7	0 2				
	0 7	0 3				
	0 7	0 4				

Permit No.

APPRAISED BY

REPTONES ATTENDANT FOR ICE

3 OF 6

SEC.	TWP	N/S	RGE	E/W	PARCEL – ACCOUNT	CNTY. #	CARD #	ACTION INDICATOR – CHECK ONE
11	61		34		4397-630-0000	38	003	☐ ADD (A) ☑ CHANGE (C) ☐ DELETE (D)
01 02	03 04	05	06 07	08	09 20	22 23	24 26	28 29 29

Permit No. REVIEW

CARD 0 3 CC 27 28

STRUCTURAL ELEMENT DATA

APPRAISED ON MONTH	DAY	YEAR	APPRAISER	IMPR. CODES USE	MODEL
04	21	80	MB	01	01

PROPERTY APPRAISER • MONROE COUNTY, FLORIDA

ERVIN A. HIGGS, CFA

APR 21 1980

Exterior Walls
1 Minimum
2 Composition or Wall Board
3 Below Average
4 ✓ Single Siding or W. Fr. Ins. Sh.
5 Average
6 Board & Batten (Average)
7 Asbestos Shingle
8 Wood on Sheathing or Plywood
9 Corrugated Asbestos (Ins. Fr.)
10 Above Average
11 Board & Batten (Above Avg.)
12 Cedar or Redwood Siding
13 Frame Wood Panel
14 Wood Shingle
15 Concrete or Cinder Block
16 Tile or Wood Frame Stucco
17 CB Stucco
18 Cement Brick
19 Concrete Block
20 Face Brick
21 Stone
22 Precast Panel
23 Reinforced Concrete
24 Corrugated Metal
25 Manual Metal
26 Aluminum Siding
27 Pre-finished Metal
28 Glass/Thermopane
CC 30 04 CC 32 00

Roofing – Structure
1 Flat
2 Shed
3 ✓ Gable or Hip
4 Wood Truss
5 Gambrel
6 Mansard
7 Cantilever
8 Irregular
9 Rigid Frame w/Bar Joist
10 Steel Frame or Truss
11 Bowstring Truss
12 Reinforced Concrete
13 Prestress Concrete
CC 34 03

Roofing – Cover
1 ✓ Min. Roofing (Curr. or Sh. Mt.)
2 Rolled Composition
3 Asphalt or Composition Shingle
4 Built-up Tar and Gravel
5 Corrugated Asbestos
6 Asbestos Shingle
7 Concrete Tile
8 Clay or Bermuda Tile
9 Enamel Metal Shingle
10 Wood Shingle
11 Slate
CC 36 01

Interior – Wall Construction
1 ✓ Masonry or Minimum
2 Wall Board or Wood Wall
3 Plastered
4 Plywood Panel
5 Drywall
6 Wood Panel or Custom
CC 38 2 CC 39 17

Interior – Flooring
1 None
2 Minimum, Plywood, Linoleum
3 Concrete Finished
4 Concrete Above Grade
5 Asphalt Tile
6 Vinyl Asbestos
7 Cork or Vinyl Tile
8 ✓ Sheet Vinyl
9 ✓ Pine or Soft Wood
10 Terrazzo Monolithic
11 Ceramic Clay Tile
12 Hardwood
13 Parquet
14 Carpet
15 Quarry or Hard Tile
16 Terrazzo Epoxy Strip
17 Precast Concrete
18 Slate
19 Marble
CC 40 09 CC 42 00

Heating – Fuel
1 None
2 Oil
3 Gas
4 Electric
5 Solar
CC 44 01

Heating – Type
1 None
2 Convection
3 Forced Air Not Ducted
4 Forced Air Ducted
5 Hot Water
6 Steam
7 Radiant Electric
8 Radiant – Water
CC 46 01

Air Conditioning – Type
1 ✓ None
2 Window Unit
3 Central
4 Packaged Roof Top
5 Chilled Water
CC 48 01

Quality Adjustment
1 Minimum
2 Below Average
3 ✓ Average
4 Above Average
5 Excellent
CC 50 3

ACTUAL YEAR BUILT CC 51 52 42

EFFECTIVE YEAR BUILT CC 53 54 60 (Corrected)

ECONOMIC OBSOLESCENCE CC 55 56

FUNCTIONAL OBSOLESCENCE CC 57 58

SPECIAL CONDITION CODE CC 59 60

PERCENT CONDITION CC 61 62

BATHS OR REST RMS. CC 63 65 1.0

Number of Bedrooms
1 0 Bedrooms
2 1 Bedroom
3 ✓ 2 Bedrooms
4 3 Bedrooms
5 4 Bedrooms
6 5 Bedrooms or more
CC 67 3

Number of SFR Stories
1 ✓ 1.0 Story
2 1.5 Stories
3 2.0 Stories
4 2.5 Stories
5 3.0 Stories
6 3.5 Stories or more
7 Split Level
CC 69 1

CONDO & CARD COMMERCIAL CC 27 28 0 4

1 Heating & A/C Packaged
2 Heating & A/C Split
CC 30

Structural Frame
1 None
2 Wood Frame
3 Masonry
4 Reinforced Concrete
5 Steel
6 Fireproof Steel
7 Special
CC 42

Ceiling and Wall Quality
Suspended
1 Ceiling Fin. Only
3 Ceiling w/Min. Wall
6 Ceiling & Wall Fin.
Not Suspended
2 Ceiling Fin. Only
4 Ceiling w/Min. Wall
6 Ceiling & Wall Fin.
CC 44

AVG. NO. ROOMS PER FLOOR CC 46 47

EST. PERCENT COMMON WALL CC 48 49

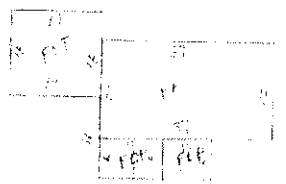
NONSTANDARD WALL HEIGHT CC 50 51

BUILDING TRAVERSE CARD 0 5 27 28

LINE	
1	
9	

30 31 75

LINES	LINE	DESCRIPTION	LENGTH	WIDTH	OB/XF UNITS
07	01				
07	02				
07	03				
07	04				



APPRAISED BY 34 1000 1075 NEGATIVE PHOTO

LEGAL

1 of 6

SEC.	TWP	N/S	RGE	E/W	PARCEL – ACCOUNT
11	61		39		43,9,6,3,0,-,0,0,0,0
01 02	03 04	05	06 07	08	09 20

CNTY#	CARD #	ACTION INDICATOR – CHECK ONE
38	00	☐ ADD (A) ☑ CHANGE (C) ☐ DELETE (D)
22 23	24 26	29 29

Permit No. RECHECK

CARD 0 3
CC 27 28

STRUCTURAL ELEMENT-DATA

APPRAISED ON MONTH	DAY	YEAR	APPRAISER	IMPR. CODES USE	MODEL
04	21	00	MB	02	02

PROPERTY APPRAISER • MONROE COUNTY, FLORIDA

ERVIN A. HIGGS, CFA

Exterior Walls
1 Minimum
2 Composition or Wall Board
3 Below Average
4 Single Siding or W. Fr. (No St.)
5 Average
6 Board & Batten (Average)
7 Asbestos Shingle
8 Wood or Sheathing or Plywood
9 Corrugated Asbestos (Wd. Fr.)
10 Above Average
11 Board & Batten (Above Avg.)
12 Cedar or Hardwood Siding
13 Prefab Wood Panel
14 Wood Shingle
15 Concrete or Cinder Block
16 Tile or Wood Frame Stucco
17 CB Stucco
18 Cement Block
19 Common Brick
20 Face Brick
21 Stone
22 Precast Panel
23 Reinforced Concrete
24 Corrugated Metal
25 Modular Metal
26 Aluminum Siding
27 Porcelain Metal
28 Steel Thermopane
CC 30 24 CC 32 00

Interior – Wall Construction
1 Masonry or Minimum
2 Wall Board or Wood Wall
3 Plastered
4 Plywood Panel
5 Drywall
6 Wood Panel or Custom
CC 38 4 CC 39 0

Quality Adjustment
1 Minimum
2 Below Average
3 Average
4 Above Average
5 Excellent
CC 50 3

Interior – Flooring
1 None
2 Minimum Plywood, Linoleum
3 Concrete Finished
4 Carpeting Above Grade
5 Asphalt Tile
6 Vinyl Asbestos
7 Cork or Vinyl Tile
8 Sheet Vinyl
9 Fine or Soft Woods
10 Terrazzo Monolithic
11 Ceramic, Clay Tile
12 Hardwood
13 Parquet
14 Carpet
15 Quarry or Hard Tile
16 Terrazzo Epoxy Strip
17 Precast Concrete
18 Slate
19 Marble
CC 40 08 CC 42 17

ACTUAL YEAR BUILT CC 51 52: 62

EFFECTIVE YEAR BUILT CC 53 54: 01

ECONOMIC OBSOLESCENCE CC 55 56:

FUNCTIONAL OBSOLESCENCE CC 57 58:

SPECIAL CONDITION CODE CC 59 60:

PERCENT CONDITION CC 61 62:

CONDO & CARD COMMERCIAL CC 27 28: 0 4

Heating & A/C
1 Heating & A/C Packaged
2 Heating & A/C Split
CC 30

Structural Frame
1 None
2 Wood Frame
3 Masonry
4 Reinforced Concrete
5 Steel
6 Fireproof Steel
7 Special
CC 42

Ceiling and Wall Quality
Suspended
1 Ceiling Fin. Only
0 Ceiling w/Min. Wall
6 Ceiling & Wall Fin.
Not Suspended
2 Ceiling Fin. Only
4 Ceiling w/Min. Wall
6 Ceiling & Wall Fin.
CC 44

AVG. NO. ROOMS PER FLOOR CC 46 47:

EST. PERCENT COMMON WALL CC 48 49:

NONSTANDARD WALL HEIGHT CC 50 51:

Roofing – Structure
1 Flat
2 Shed
3 Gable or Hip
4 Wood Truss
5 Sawtooth
6 Mansard
7 Gambrel
8 Irregular
9 Rigid Frame w/Bar Joist
10 Steel Frame or Truss
11 Bowstring Truss
12 Reinforced Concrete
13 Precast Concrete
CC 34 01

Roofing – Cover
1 Min. Roofing (Con. or St. M.)
2 Rolled Composition
3 Asphalt or Composition Shingle
4 Built up Tar and Gravel
5 Corrugated Asbestos
6 Asbestos Shingle
7 Concrete Tile
8 Clay or Bermuda Tile
9 Enamel Metal Shingle
10 Wood Shingle
11 Slate
CC 36 01

Heating – Fuel
1 None
2 Oil
3 Gas
4 Electric
5 Solar
CC 44 01

Heating – Type
1 None
2 Convection
3 Forced Air-Not Ducted
4 Forced Air Ducted
5 Hot Water
6 Steam
7 Radiant Electric
8 Radiant Water
CC 46 01

Air Conditioning – Type
1 None
2 Window Unit
3 Central
4 Packaged Roof Top
5 Chilled Water
CC 48 01

BATHS OR REST RMS. CC 63 66: 1.0

Number of Bedrooms
1 0 Bedrooms
2 1 Bedroom
3 2 Bedrooms
4 3 Bedrooms
5 4 Bedrooms
6 5 Bedrooms or more
CC 67 2

Number of SFR Stories
1 1.0 Story
2 1.5 Stories
3 2.0 Stories
4 2.5 Stories
5 3.0 Stories
6 3.5 Stories or more
7 Split Level
CC 68

BUILDING TRAVERSE CARD 0 5
27 28

LINE 1 … 9
30 31 … 75

LINES	LINE	DESCRIPTION	LENGTH	WIDTH	OB/XF UNITS
07	01				
07	02				
07	03				
07	04				

APPRAISED BY 04/21/00 DATE
NEPTUNES HIGHWAY
CORRYVILLE

K.K. TAGS
COULD NOT LOCATE TAG
NOT ON SEK PROPERTY

5 of 6

SEC	TWP	N/S	RGE	E/W	PARCEL – ACCOUNT	CNTY #	CARD #	ACTION INDICATOR – CHECK ONE
11	61		39		439630-000000	38	005	☐ ADD (A) ☑ CHANGE (C) ☐ DELETE (D)
01 02	03 04	05	06 07	08	09 20	22 23	24 26	28 29

Permit No. RECHECK

CARD 03 (CC 27 28)

STRUCTURAL ELEMENT DATA

APPRAISED ON MONTH	DAY	YEAR	APPRAISER	IMPR. CODES USE	MODEL
04	21	80	MB	02	02

PROPERTY APPRAISER • MONROE COUNTY, FLORIDA

ERVIN A. HIGGS, CFA

Exterior Walls
1 Minimum
2 Composition or Wall Board
3 Below Average
4 Single Siding or Vr. Fr./No Sh.
5 Average
6 Board & Batten (Average)
7 Asbestos Shingle
8 Wood on Sheathing or Plywood
9 Corrugated Asbestos (Wd. Fr.)
10 Above Average
11 Board & Batten (Above Avg.)
12 Cedar or Redwood Siding
13 Pretop Wood Panel
14 Wood Shingle
15 Concrete or Cinder Block
16 Tile or Wood Frame Stucco
17 CB Stucco
18 Cement Block
19 Common Brick
20 Face Brick
21 Stone
22 Precast Panel
23 Reinforced Concrete
24 Corrugated Metal
25 Modular Metal
26 Aluminum Siding
27 Prefinished Metal
28 Glass/Thermopane
CC 30: 24 CC 32: 00

Interior – Wall Construction
1 Masonry or Minimum
2 Wall Board or Wood Wall
3 Plaster
4 Plywood Panel
5 Drywall
6 Wood Panel or Custom
CC 38: 4 CC 39: 0

Quality Adjustment
1 Minimum
2 Below Average
3 Average
4 Above Average
5 Excellent
CC 60: 3

Interior – Flooring
1 None
2 Minimum Plywood, Linoleum
3 Concrete Finished
4 Sheet or Above Grade
5 Rubber Tile
6 Vinyl Asbestos
7 Cork or Vinyl Tile
8 Sheet Vinyl
9 Pine or Soft Woods
10 Terrazzo Monolithic
11 Ceramic Clay Tile
12 Hardwood
13 Parquet
14 Carpet
15 Quarry or Hard Tile
16 Terrazzo Epoxy Strip
17 Precast Concrete
18 Slate
19 Marble
CC 40: 08 CC 42: 14

ACTUAL YEAR BUILT CC 61 62: 2001

EFFECTIVE YEAR BUILT CC 63 64: 2001

ECONOMIC OBSOLESCENCE CC 95 96:

FUNCTIONAL OBSOLESCENCE CC 97 98:

SPECIAL CONDITION CODE CC 99 00:

PERCENT CONDITION CC 61 62:

Roofing – Structure
1 Flat
2 Shed
3 Gable or Hip
4 Wood Truss
5 Sawtooth
6 Mansard
7 Gambrel
8 Irregular
9 Rigid Frame (Bar Joist)
10 Steel Frame or Truss
11 Bowstring Truss
12 Reinforced Concrete
13 Prestress Concrete
CC 34: 01

Roofing – Cover
1 Min. Roofing (Corr. or Sh. Mt.)
2 Rolled Composition
3 Asphalt or Composition Shingle
4 Built up Tar and Gravel
5 Corrugated Asbestos
6 Asbestos Shingle
7 Concrete Tile
8 Clay or Bermuda Tile
9 Enamel Metal Shingle
10 Wood Shingle
11 Slate
CC 36: 01

Heating – Fuel
1 None
2 Oil
3 Gas
4 Electric
5 Solar
CC 44: 01

Heating – Type
1 None
2 Convection
3 Forced Air Not Ducted
4 Forced Air Ducted
5 Hot Water
6 Steam
7 Radiant Electric
8 Radiant – Water
CC 46: 01

Air Conditioning – Type
1 None
2 Window Unit
3 Central
4 Packaged Roof Top
5 Chilled Water
CC 48: 01

BATHS OR REST RMS. CC 63 64: 10

Number of Bedrooms
1 0 Bedrooms
2 1 Bedroom
3 2 Bedrooms
4 3 Bedrooms
5 4 Bedrooms
6 5 Bedrooms or more
CC 67: 2

Number of SFR Stories
1 1.0 Story
2 1.5 Stories
3 2.0 Stories
4 2.5 Stories
5 3.0 Stories
6 3.5 Stories or more
7 Split Level
CC 68: 1

CONDO & CARD COMMERCIAL CC 27 28: 04

Heating & A/C
1 Heating & A/C Packaged
2 Heating & A/C Split
CC 30

Structural Frame
1 None
2 Wood Frame
3 Masonry
4 Reinforced Concrete
5 Steel
6 Fireproof Steel
7 Special
CC 42

Ceiling and Wall Quality
Suspended
1 Ceiling Fin. Only
3 Ceiling w/Min. Wall
6 Ceiling & Wall Fin.
Not Suspended
2 Ceiling Fin. Only
4 Ceiling w/Min. Wall
6 Ceiling & Wall Fin.
CC 44:

AVG. NO. ROOMS PER FLOOR CC 46 47:

EST. PERCENT COMMON WALL CC 48 49:

NONSTANDARD WALL HEIGHT CC 60 61:

BUILDING TRAVERSE CARD 05 (27 28)

LINES	LINE	DESCRIPTION	LENGTH	WIDTH	OB/XF UNITS
07	01				
07	02				
07	03				
07	04				

APPRAISED BY

CARPORT
#1 PARKING [illegible]

CARPORT
[illegible]

[illegible]

6 OF 6

SEC.	TWP	N/S	RGE	E/W	PARCEL – ACCOUNT
11	61		39		439630-000000
01 02	03 04	05	06 07	08	09 20

CNTY#	CARD #	ACTION INDICATOR – CHECK ONE
38	006	☐ ADD (A) ☑ CHANGE (C) ☐ DELETE (D)
22 23	24 26	28 29

Permit No. RECHECK

APPRAISED ON MONTH	DAY	YEAR	APPRAISER	IMPR. CODES USE	MODEL
04	21	80	MB	02	02

CARD 03 (CC 27 28)

STRUCTURAL ELEMENT DATA

PROPERTY APPRAISER • MONROE COUNTY, FLORIDA

ERVIN A. HIGGS, CFA

Exterior Walls
1 Minimum
2 Composition or Wall Board
3 Below Average
4 Single Siding or W. Fr./No Sh
5 Average
6 Board & Batten (Average)
7 Asbestos Shingle
8 Wood on Sheathing or Plywood
9 Corrugated Asbestos (Wd. Fr.)
10 Above Average
11 Board & Batten (Above Av.)
12 Cedar or Redwood Siding
13 Finish Wood Panel
14 Wood Shingle
15 Concrete or Cinder Block
16 Tile or Wood Frame Stucco
17 Cut Stucco
18 Common Brick
19 Common Brick
20 Face Brick
21 Stone
22 Precast Panel
23 Reinforced Concrete
24 Corrugated Metal
25 Modular Metal
26 Aluminum Siding
27 Pre-finished Metal
28 Glass/Thermopane
CC 30: 24 CC 32: 00

Interior – Wall Construction
1 Masonry or Minimum
2 Wall Board or Wood Wall
3 Plastered
4 Plywood Panel
5 Drywall
6 Paneled Panel or Custom
CC 38: 4 CC 39: 0

Quality Adjustment
1 Minimum
2 Below Average
3 Average
4 Above Average
5 Excellent
CC 50: 3

Interior – Flooring
1 None
2 Minimum, Plywood, Linoleum
3 Concrete Finished
4 Concrete Above Grade
5 Asphalt Tile
6 Vinyl Asbestos
7 Cork or Vinyl Tile
8 Sheet Vinyl
9 Pine or Soft Wood
10 Terrazzo Monolithic
11 Ceramic Clay Tile
12 Hardwood
13 Parquet
14 Carpet
15 Quarry or Hard Tile
16 Terrazzo Epoxy Strip
17 Precast Concrete
18 Slate
19 Marble
CC 40: 08 CC 42: 14

ACTUAL YEAR BUILT CC 51 52: 60

EFFECTIVE YEAR BUILT CC 53 54: 70

ECONOMIC OBSOLESCENCE CC 55 56:

FUNCTIONAL OBSOLESCENCE CC 57 58:

SPECIAL CONDITION CODE CC 59 60:

PERCENT CONDITION CC 61 62:

BATHS OR REST RMS. CC 62 66: 1.0

Heating – Structure
1 Flat
2 Shed
3 Gable or Hip
4 Wood Truss
5 Sawtooth
6 Mansard
7 Gambrel
8 Irregular
9 Rigid Frame w/Bar Joist
10 Steel Frame or Truss
11 Steel Truss
12 Reinforced Concrete
13 Prestress Concrete
CC 34: 01

Heating – Fuel
1 None
2 Oil
3 Gas
4 Electric
5 Solar
CC 44: 01

Number of Bedrooms
1 0 Bedrooms
2 1 Bedroom
3 2 Bedrooms
4 3 Bedrooms
5 4 Bedrooms
6 5 Bedrooms or more
CC 67: 3

Roofing – Cover
1 Min. Roofing (Corr. or Sh. M.)
2 Rolled Composition
3 Asphalt or Composition Shingle
4 Built up Tar and Gravel
5 Corrugated Asbestos
6 Asbestos Shingle
7 Concrete Tile
8 Clay or Bermuda Tile
9 Enamel Metal Shingle
10 Wood Shingle
11 Slate
CC 36: 01

Heating – Type
1 None
2 Convection
3 Forced Air Not Ducted
4 Forced Air Ducted
5 Hot Water
6 Steam
7 Radiant Electric
8 Radiant – Water
CC 46: 01

Number of SFR Stories
1 1.0 Story
2 1.5 Stories
3 2.0 Stories
4 2.5 Stories
5 3.0 Stories
6 3.5 Stories or more
7 Split Level
CC 68: 1

Air Conditioning – Type
1 None
2 Window Unit
3 Central
4 Packaged Roof Top
5 Chilled Water
CC 48: 01

Ceiling and Wall Quality
Suspended
1 Ceiling Fin. Only
0 Ceiling w/Min. Wall
6 Ceiling & Wall Fin.
Not Suspended
2 Ceiling Fin. Only
4 Ceiling w/Min. Wall
6 Ceiling & Wall Fin.
CC 44:

Structural Frame
1 None
2 Wood Frame
3 Masonry
4 Reinforced Concrete
5 Steel
6 Fireproof Steel
7 Special
CC 42:

CONDO & CARD COMMERCIAL CC 27 28: 04

1 Heating & A/C Packaged
2 Heating & A/C Split
CC 30:

AVG. NO. ROOMS PER FLOOR CC 46 47:

EST. PERCENT COMMON WALL CC 48 49:

NONSTANDARD WALL HEIGHT CC 60 61:

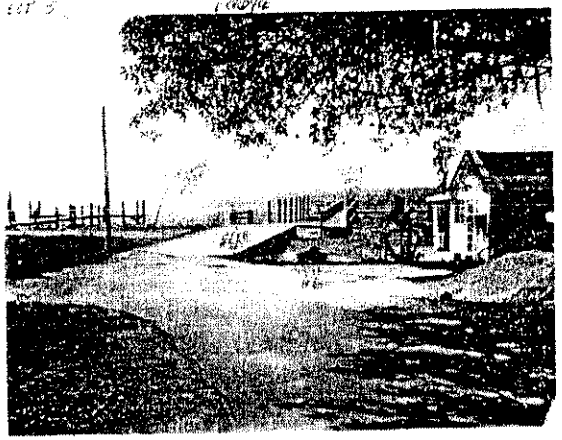
BUILDING TRAVERSE CARD 05 (27 28)

LINE 1 … 9 (30 31 … 75)

LINES	LINE	DESCRIPTION	LENGTH	WIDTH	OB/XF UNITS
07	01				
07	02				
07	03				
07	04				

RP PAGS
TAG # 1396 MP 36

APPRAISED BY 24 HRS
SFR 3
WITNESS HIGGINS
SEE PROOF



APR 21 1980

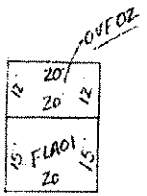
APR 21 1980

Alternate Key	PARCEL – ACCOUNT	SEC	TWP	RGE
1539325	439630_000000	11	61	39

Subdivision RAYWOOD | Lot 5 | Block

P.C.	New Construction	Delete Bldg. # 1,2,3,4 from Char. Screen	Bldg. Sketch Sub Section Change Only	Bldg. Sketch No Change	See Misc. Imp.
27		X			X

Note: DELETE ALL BUILDINGS FROM 85 TAX ROLL
THIS IS A COMPLETE RECHECK OF ENTIRE PARCEL



BUILDING CHARACTERISTICS

Building Number 1 of 3	Quality Grade: 2 5 3	Structure Type: A Fireproofed Structural Steel; B Reinforced Concrete; C Concrete / Masonry Walls; D Wood / Light Steel — C
Effective Age Group: 1 0 - 9 years; 2 10 - 19 years; 3 20 - 39 years; 4 40 - 59 years; 5 60 + years — 2	Actual Year Built: 1 9 4 5	Functional Obsolescence: % (Explain in Notes)
Condition: E Excellent; A Average; F Fair; P Poor — A	Exterior Wall Types: Type 0 5; Percent 1 0 0 %	Locational Obsolescence: % (Explain in Notes)
Appraiser: 0 0 1 — Date of Appraisal: MONTH 0 5, DAY 1 4, YEAR 8 5	%	Perimeter

BUILDING CHARACTERISTICS – SECTIONS

Section Number	Average Wall Height	Number of Stories	Percent Basement	Ground Floor Area	Roll Year	Interior Finishes Type	Interior Finishes Percent	Sprinkler	A/C
01	8	1	%		85	11C	100 %	N	N
							%		
							%		
							%		
02	8	1	%		85	04F	100 %	N	N
							%		
							%		
							%		
			%				%		
							%		
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							%		
							%		
							%		
							%		
							%		

EMI,

Blackwater Sound

Marina

Has [illegible]

BUILDING REFINEMENTS

Number of Elevators	Number of Elevator Landings	Number of Escalators
Number of Residential Units	Number of Plumbing Fixtures	
Do Not Key For Info Only		Number of Fireplaces

FIELD NOTES

BAITSTORE
NO A/C
NO PLUMBING

List Misc. Improvements No Existing Misc.	Add to Misc. Improvements	Delete Existing Misc. Improvements Add New Data	X Indicates Flat Value	

MISCELLANEOUS IMPROVEMENTS

Type Code	X If Notes	Number of Units	Unit Type	Economic Life	Year Built	Grade	Length	Width	Depreciated Value
DK4		2022			1982	3			
DK3					1984	4	55	14	
RW2		1440			1984	4			
PT3		14955			1984	3			
PT3					1984	4	68	15	
AP2					1983	2	70	85	
RAK	X	1		99	1984	1			60000

FIELD NOTES

NOTES

Business Name BLACKWATER SOUND MARINA BLDG #1 = BAITSTORE, BLDG #2 = BATHHOUSE
BLDG #3 = SERVICE [illegible] RAK = STEEL BOAT RACKS FOR 122 BOATS.

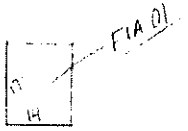
BUILDING PERMITS

D.P. Number	Permit Number	Date Completed	Date Issued	Amount	Description of Construction
	C 13440	1-23-84	8-15-83	83000.00	Renovate & addn to Marina
	C 13501	1-23-84	8-23-83	600.00	Demolition
	C 14309	1-23-84	1-10-84	1000.00	Retain walls (fuel tank)
	C 15453	1-23-84	7-26-84	6900.00	Gas tank & Dock
	C 15639	1-23-84	8-30-84	20000.00	Wood frame trailer Replace

Alternate Key	PARCEL - ACCOUNT	SEC	TWP	RGE
1539325	439630_0000200	11	61	37

Subdivision	Lot	Block
BAYWOOD	5	

P.C.	New Construction	Delete Bldg. # 1234 from Char. Screen	Bldg. Sketch Sub Section Change Only	Bldg. Sketch No Change	See Misc. Imp.
27		X			



BUILDING CHARACTERISTICS

Building Number	Quality Grade	Structure Type
2 of 3	300	C (A. Fireproofed Structural Steel; B. Reinforced Concrete; C. Concrete - Masonry Walls; D. Wood - Light Steel)
Effective Age Group (1 0-9 years; 2 10-19 years; 3 20-39 years; 4 40-59 years; 5 60 + years)	**Actual Year Built**	**Functional Obsolescence**
1	1984	% (Explain in Notes)
Condition (E Excellent; A Average; F Fair; P Poor)	**Exterior Wall Types**	**Locational Obsolescence**
A	Type: 05 / Percent: 100 %	% (Explain in Notes)
Appraiser	**Date of Appraisal**	**Perimeter**
001	MONTH 05 DAY 14 YEAR 85	

BUILDING CHARACTERISTICS - SECTIONS

Section Number	Average Wall Height	Number of Stories	Percent basement	Ground Floor Area	Year	Type	Interior Finishes Percent	Space Heat	Air Cond
01	08	01	%		85	36B	100 %	N	N

BUILDING REFINEMENTS

Number of Elevators	Number of Elevator Landings	Number of Escalators
Number of Residential Units (Do Not Key For Info Only)	Number of Plumbing Fixtures: 7	Number of Fireplaces

FIELD NOTES

Bathhouse

List Misc. Improvements No Existing Misc.	Add to Misc. Improvements	Delete Existing Misc. Improvements Add New Data	X Indicates Flat Value	

MISCELLANEOUS IMPROVEMENTS

Type Code	X If Notes	Number of Units	Unit Type	Economic Life	Year Built	Grade	Length	Width	Depreciated Value

FIELD NOTES

NOTES

Business Name

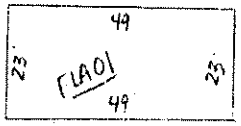
BUILDING PERMITS

D.P. Number	Permit Number	Date Completed	Date Issued	Amount	Description of Construction

Alternate Key	PARCEL - ACCOUNT	SEC	TWP	RGE
153932 5	4396 30 _ 000000			

Subdivision	Lot	Block
BAYWOOD	5	

P.C.	New Construction	Delete Bldg. # 1,2,3,4 from Char. Screen	Bldg. Sketch Sub Section Change Only	Bldg. Sketch No Change	See Misc. Imp.
27		X			



BUILDING CHARACTERISTICS

Building Number	Quality Grade	Structure Type
3 of 3	3 0 0	A Fireproofed Structural Steel B Reinforced Concrete C Concrete / Masonry Walls D Wood - Light Steel C

Effective Age Group	Actual Year Built	Functional Obsolescence
1 0 - 9 years 2 10 - 19 years 3 20 - 39 years 4 40 - 59 years 5 60 + years 1	1984	% (Explain in Notes)

Condition	Exterior Wall Types		Locational Obsolescence
E Excellent A Average F Fair P Poor A	Type: 05	Percent: 100 %	% (Explain in Notes)
		%	Perimeter

Appraiser	Date of Appraisal		
001	MONTH 05	DAY 14	YEAR 85

BUILDING CHARACTERISTICS - SECTIONS

Section Number	Average Wall Height	Number of Stories	Percent Basement	Ground Floor Area	Roll Year	Type	Interior Finishes Percent	Sprinkler	A/C
01	19	1	%		85	25B	100 %	N	N
			%				%		
			%				%		
			%				%		
			%				%		
			%				%		
			%				%		
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			%				%		
			%				%		
			%				%		

BUILDING REFINEMENTS

Number of Elevators	Number of Elevator Landings	Number of Escalators

Number of Residential Units	Number of Plumbing Fixtures	Number of Fireplaces
	—	

Do Not Key For Info Only

FIELD NOTES

Sewer Dip
No A/C
No Plumbing

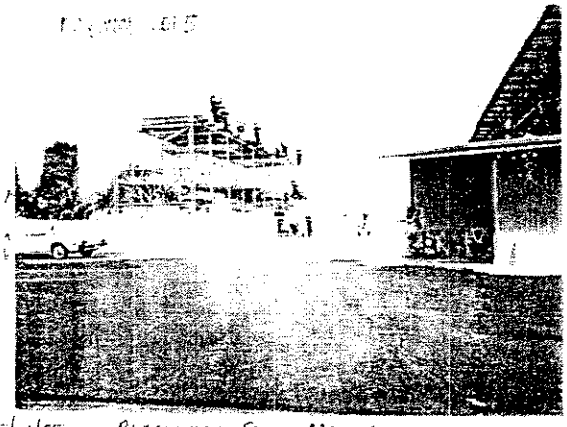
List Misc. Improvements No Existing Misc.	Add to Misc. Improvements	Delete Existing Misc. Improvements Add New Data	X Indicates Flat Value	

MISCELLANEOUS IMPROVEMENTS

Type Code	X If Notes	Number of Units	Unit Type	Economic Life	Year Built	Grade	Length	Width	Depreciated Value

FIELD NOTES

BLACKWATER SOUND MARINA



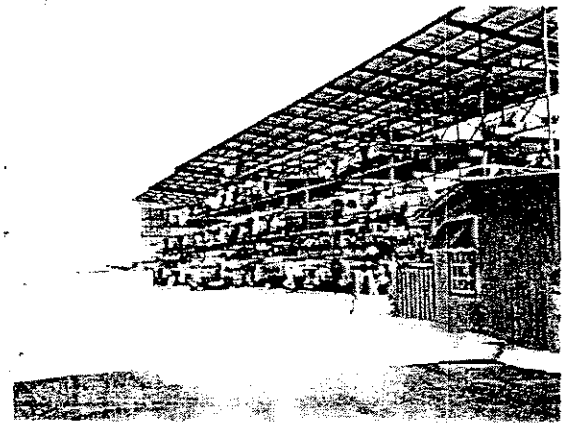
Business Nam

5/14/55 BLACKWATER SOUND MARINA

D.P. Number

BAYWOOD LOT 5

Description of Construction



5/14/55 BLACKWATER SOUND MARINA

BAYWOOD PI LOT 5

5/14/55 Blackwater Sound Marina

Monroe County
Building Department

KEY LARGO #5

CERTIFICATE OF OCCUPANCY

OWNER HANK FORDYCE PERMIT NUMBER C13440

THIS IS TO CERTIFY that the building located at Lot 5, Baywood

_____, for which permit has heretofore been issued,

has been completed according to plans and specifications filed in the office of the MONROE COUNTY BUILDING INSPECTOR, and that the proposed use of the building, to wit, as a Additions and Renovation-Existing Marina, complies with all the building and health laws and ordinances of MONROE COUNTY and is approved for this use.

ALLOWABLE FLOOR LOAD PER SQUARE FOOT	MAXIMUM NUMBER OF PERSONS FOR EACH FLOOR
AS PER APPROVED PLANS	AS PER APPROVED PLANS

DATED THIS 23th DAY OF January, 19 84.

Lawrence Daymond
BUILDING INSPECTOR

Robert Park
PLUMBING INSPECTOR

Thomas Douvres
ELECTRICAL INSPECTOR

CERTIFICATE NUMBER 17-1984

"Monroe County"
Zoning Department
By: [signature]
PLANTATION KEY ASSISTANT
BUILDING OFFICIAL

"APPROVED—MONROE COUNTY BUILDING DEPARTMENT"

4376.20 — 00000
11-01-39

RE 00450000 000005
AK 1539325

PERMIT C № 6733

BUILDING PERMIT
BUILDING AND ZONING DEPARTMENT
OF
MONROE COUNTY, FLORIDA

DATE September 10, 1979

THIS PERMIT SHALL ALLOW WORK (AS DEFINED UNDER WORK DESCRIPTION BELOW AND AS SHOWN AND SPECIFIED ON PLANS SUBMITTED AND ON FILE IN THE BUILDING DEPARTMENT OFFICES) TO BE PERFORMED ON THE FOLLOWING PROPERTY BY THE OWNER LISTED:

LOT 5 BLOCK - - SUBDIVISION Baywood SEC 1 T 61S R 39E

STREET OR ROAD U. S. #1, MM 104.2

OWNER Hank Fordyce PHONE

MAILING ADDRESS 4600 North Overseas Highway, Key Largo, Fl 33037

CONTRACTOR Upper Keys Marine Construction PHONE

MAILING ADDRESS P. O. Box 18AAA, Key Largo, Fl 33037

WORK DESCRIPTION wooden dock

REMARKS 720 sq ft ESTIMATED VALUE $10,000.00

DER AND COE PERMITS REQUIRED...

PERMIT CARD MUST BE DISPLAYED ON STREET SIDE OF LOT IN PERMANENT, SUBSTANTIAL MANNER, AND IN A CONSPICUOUS, SHELTERED LOCATION, ACCESSIBLE TO THE INSPECTOR. PERMIT MUST REMAIN DISPLAYED UNTIL AFTER FINAL INSPECTIONS. ONE COPY OF APPROVED PLANS, BEARING BUILDING DEPARTMENT STAMPS, MUST BE KEPT ON THE JOB SITE, AVAILABLE TO THE INSPECTORS AT THE TIME OF ALL INSPECTIONS.

BUILDING FEE 40.00

PLUMBING FEE

ELECTRICAL FEE

TOTAL FEE $40.00

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN THIRTY (30) DAYS OF ISSUANCE OR IF WORK IS SUSPENDED FOR A PERIOD EXCEEDING NINETY (90) DAYS. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK SHALL BE COMPLIED WITH. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY LOCAL, STATE OR FEDERAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. THIS PERMIT IS NON-TRANSFERABLE, NON-MARKETABLE AND NON-ASSIGNABLE AND ANY ATTEMPTED TRANSFER, SALE OR ASSIGNMENT OF SAID PERMIT SHALL RESULT IN THE AUTOMATIC REVOCATION OF SAID PERMIT.

SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT

HOWARD JOHNSON
BUILDING OFFICIAL

12-27-79 good 80 Complete Relied on Jensen & Fordyce

"FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS."

BY

PERMIT C № 6733

ORIGINAL - BUILDING PERMIT GREEN - ASSESSOR'S COPY CANARY - OFFICE COPY PINK - INSPECTOR'S COPY GOLD - OWNER'S COPY

939-630-00000 RE 00469460-000000

11-61-39

6678

BUILDING PERMIT AR 133325
BUILDING AND ZONING DEPARTMENT
OF
MONROE COUNTY, FLORIDA

DATE 8-29-79

№

THIS PERMIT SHALL ALLOW WORK (AS DEFINED UNDER WORK DESCRIPTION BELOW AND AS SHOWN AND SPECIFIED ON PLANS SUBMITTED AND ON FILE IN THE BUILDING DEPARTMENT OFFICES) TO BE PERFORMED ON THE FOLLOWING PROPERTY BY THE OWNER LISTED:

PERMIT

LOT 11 BLOCK 37 SUBDIVISION Heywood Sub SEC 11 TR 61 R 39

STREET OR ROAD U. S. #1

OWNER Henery Fordyce (Neptune Trailer Inc.) PHONE

MAILING ADDRESS 4600 N. Overseas Highway, Key Largo, Fla.

CONTRACTOR owner PHONE

MAILING ADDRESS same

WORK DESCRIPTION patio slab, entrance wall and relocation of mobile home

REMARKS ESTIMATED VALUE $300.00

Water acct. #0224720

PERMIT CARD MUST BE DISPLAYED ON STREET SIDE OF LOT IN PERMANENT, SUBSTANTIAL MANNER, AND IN A CONSPICUOUS, SHELTERED LOCATION, ACCESSIBLE TO THE INSPECTOR. PERMIT MUST REMAIN DISPLAYED UNTIL AFTER FINAL INSPECTIONS. ONE COPY OF APPROVED PLANS, BEARING BUILDING DEPARTMENT STAMPS, MUST BE KEPT ON THE JOB SITE, AVAILABLE TO THE INSPECTORS AT THE TIME OF ALL INSPECTIONS.

BUILDING FEE	45.00
PLUMBING FEE	10.00
ELECTRICAL FEE	10.00
TOTAL FEE	$65.00

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN THIRTY (30) DAYS OF ISSUANCE OR IF WORK IS SUSPENDED FOR A PERIOD EXCEEDING NINETY (90) DAYS. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK SHALL BE COMPLIED WITH. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY LOCAL, STATE OR FEDERAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. THIS PERMIT IS NON-TRANSFERABLE, NON-MARKETABLE AND NON-ASSIGNABLE AND ANY ATTEMPTED TRANSFER, SALE OR ASSIGNMENT OF SAID PERMIT SHALL RESULT IN THE AUTOMATIC REVOCATION OF SAID PERMIT.

Henery Fordyce

SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT

12-27-79 $0.00

HOWARD JOHNSON
BUILDING OFFICIAL

BY

"FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS".

PERMIT № 6678

ORIGINAL - BUILDING PERMIT GREEN - ASSESSOR'S COPY CANARY - OFFICE COPY PINK - INSPECTOR'S COPY GOLD - OWNER'S COPY

#39630 -
11-61-39

RE 00439620 000000 Acct #5
Acct 1539325

PERMIT C 6870

BUILDING PERMIT
BUILDING AND ZONING DEPARTMENT
OF
MONROE COUNTY, FLORIDA

DATE October 11, 1979

THIS PERMIT SHALL ALLOW WORK (AS DEFINED UNDER WORK DESCRIPTION BELOW AND AS SHOWN AND SPECIFIED ON PLANS SUBMITTED AND ON FILE IN THE BUILDING DEPARTMENT OFFICES) TO BE PERFORMED ON THE FOLLOWING PROPERTY BY THE OWNER LISTED:

LOT 5 & 6 BLOCK SUBDIVISION Baywood Subd SEC T R

STREET OR ROAD U. S. #1
NEPTUNE HIDEAWAY

OWNER Hank Forsthee PHONE

MAILING ADDRESS M. M. 104, U. S. #1, Key Largo

CONTRACTOR Ronnie' Fencing SP 356 PHONE

MAILING ADDRESS 977 Plantation Road, Key Largo, Fl 33037

WORK DESCRIPTION XXXXX chain link fence

REMARKS 290 lineal feet ESTIMATED VALUE $700.00

PERMIT CARD MUST BE DISPLAYED ON STREET SIDE OF LOT IN PERMANENT, SUBSTANTIAL MANNER, AND IN A CONSPICUOUS, SHELTERED LOCATION, ACCESSIBLE TO THE INSPECTOR. PERMIT MUST REMAIN DISPLAYED UNTIL AFTER FINAL INSPECTIONS. ONE COPY OF APPROVED PLANS, BEARING BUILDING DEPARTMENT STAMPS, MUST BE KEPT ON THE JOB SITE, AVAILABLE TO THE INSPECTORS AT THE TIME OF ALL INSPECTIONS.

BUILDING FEE 18.00
PLUMBING FEE
ELECTRICAL FEE
TOTAL FEE $18.00

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN THIRTY (30) DAYS OF ISSUANCE OR IF WORK IS SUSPENDED FOR A PERIOD EXCEEDING NINETY (90) DAYS. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK SHALL BE COMPLIED WITH. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY LOCAL, STATE OR FEDERAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. THIS PERMIT IS NON-TRANSFERABLE, NON-MARKETABLE AND NON-ASSIGNABLE AND ANY ATTEMPTED TRANSFER, SALE OR ASSIGNMENT OF SAID PERMIT SHALL RESULT IN THE AUTOMATIC REVOCATION OF SAID PERMIT.

SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT

HOWARD JOHNSON
BUILDING OFFICIAL

BY

"FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS"

PERMIT C No. 6870

ORIGINAL - BUILDING PERMIT GREEN - ASSESSOR'S COPY CANARY - OFFICE COPY PINK - INSPECTOR'S COPY GOLD - OWNER'S COPY

439630-00000

11-61-39

PERMIT C No 6958

BUILDING PERMIT AK 1539325

BUILDING AND ZONING DEPARTMENT
OF
MONROE COUNTY, FLORIDA

DATE 10-29-79

THIS PERMIT SHALL ALLOW WORK (AS DEFINED UNDER WORK DESCRIPTION BELOW AND AS SHOWN AND SPECIFIED ON PLANS SUBMITTED AND ON FILE IN THE BUILDING DEPARTMENT OFFICES) TO BE PERFORMED ON THE FOLLOWING PROPERTY BY THE OWNER LISTED.

LOT Sites 1-7 5 BLOCK SUBDIVISION Baywood SEC T R

STREET OR ROAD U. S. #1

NEPTUNES HIDEAWAY

OWNER Henry Fordyce PHONE

MAILING ADDRESS 4600 NE Overseas, Key Largo, Fla.

CONTRACTOR owner PHONE

MAILING ADDRESS same

WORK DESCRIPTION renovation of sewatge line, patio slab, tutility slab
200 amp service

REMARKS ESTIMATED VALUE $900.00

water account # 0274720 all facilities existing

PERMIT CARD MUST BE DISPLAYED ON STREET SIDE OF LOT IN PERMANENT, SUBSTANTIAL MANNER, AND IN A CONSPICUOUS, SHELTERED LOCATION, ACCESSIBLE TO THE INSPECTOR. PERMIT MUST REMAIN DISPLAYED UNTIL AFTER FINAL INSPECTIONS. ONE COPY OF APPROVED PLANS, BEARING BUILDING DEPARTMENT STAMPS, MUST BE KEPT ON THE JOB SITE, AVAILABLE TO THE INSPECTORS AT THE TIME OF ALL INSPECTIONS.

BUILDING FEE 18.00

PLUMBING FEE 20.00

ELECTRICAL FEE 49.00

TOTAL FEE $87.00

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN THIRTY (30) DAYS OF ISSUANCE OR IF WORK IS SUSPENDED FOR A PERIOD EXCEEDING NINETY (90) DAYS. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK SHALL BE COMPLIED WITH. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY LOCAL, STATE OR FEDERAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. THIS PERMIT IS NON-TRANSFERABLE, NON-MARKETABLE AND NON-ASSIGNABLE AND ANY ATTEMPTED TRANSFER, SALE OR ASSIGNMENT OF SAID PERMIT SHALL RESULT IN THE AUTOMATIC REVOCATION OF SAID PERMIT.

Henry L. Fordyce

SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT

HOWARD JOHNSON
BUILDING OFFICIAL

BY

"FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS".

PERMIT C No 6958

ORIGINAL - BUILDING PERMIT GREEN - ASSESSOR'S COPY CANARY - OFFICE COPY PINK - INSPECTOR'S COPY GOLD - OWNER'S COPY

1539325 1
RE 439630 -

13440

PERMIT C

BUILDING PERMIT
BUILDING AND ZONING DEPARTMENT
OF
MONROE COUNTY, FLORIDA

RE 00439630 000000
AK 1539325

DATE [illegible]

THIS PERMIT SHALL ALLOW WORK (AS DEFINED UNDER WORK DESCRIPTION BELOW AND AS SHOWN AND SPECIFIED ON PLANS SUBMITTED AND ON FILE IN THE BUILDING DEPARTMENT OFFICES) TO BE PERFORMED ON THE FOLLOWING PROPERTY BY THE OWNER LISTED:

LOT 5 BLOCK _____ SUBDIVISION Baywood SEC _____ T _____ R _____

STREET OR ROAD _____

OWNER Hank Fordyce PHONE 664-8661

MAILING ADDRESS P.O. Box 322 Islamorada, Florida 33036

CONTRACTOR GC 020420 Brick Green, G.C. PHONE 664-9250

MAILING ADDRESS P.O. Box 322 Islamorada, Fl. 33036

WORK DESCRIPTION Renovate & Additions to Marina

REMARKS _____ ESTIMATED VALUE $83,000.00

12-07-83 - incomplete 80%

1-23-84 CO et issued

PERMIT CARD MUST BE DISPLAYED ON STREET SIDE OF LOT IN PERMANENT, SUBSTANTIAL MANNER, AND IN A CONSPICUOUS, SHELTERED LOCATION, ACCESSIBLE TO THE INSPECTOR. PERMIT MUST REMAIN DISPLAYED UNTIL AFTER FINAL INSPECTIONS. ONE COPY OF APPROVED PLANS, BEARING BUILDING DEPARTMENT STAMPS, MUST BE KEPT ON THE JOB SITE, AVAILABLE TO THE INSPECTORS AT THE TIME OF ALL INSPECTIONS.

BUILDING FEE	1,482.00
PLUMBING FEE	116.00
ELECTRICAL FEE	400.00
TOTAL FEE	$1,996.00

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN THIRTY (30) DAYS OF ISSUANCE OR IF WORK IS SUSPENDED FOR A PERIOD EXCEEDING NINETY (90) DAYS. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK SHALL BE COMPLIED WITH. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY LOCAL, STATE OR FEDERAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. THIS PERMIT IS NON-TRANSFERABLE, NON-MARKETABLE AND NON-ASSIGNABLE AND ANY ATTEMPTED TRANSFER, SALE OR ASSIGNMENT OF SAID PERMIT SHALL RESULT IN THE AUTOMATIC REVOCATION OF SAID PERMIT.

BRICK GREEN GEN. CONTR
BY [illegible]

SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT

HOWARD JOHNSON
BUILDING OFFICIAL

"FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS"

BY _____

PERMIT C # 13440

ORIGINAL - BUILDING PERMIT GREEN - ASSESSOR'S COPY CANARY - OFFICE COPY PINK - INSPECTOR'S COPY GOLD - OWNER'S COPY

1539325

Re: 439630 -

PERMIT C 13501

BUILDING PERMIT
BUILDING AND ZONING DEPARTMENT
OF
MONROE COUNTY, FLORIDA

Re: 00439630-000000 DATE August [illegible]
AP: 1539325

THIS PERMIT SHALL ALLOW WORK (AS DEFINED UNDER WORK DESCRIPTION BELOW AND AS SHOWN AND SPECIFIED ON PLANS SUBMITTED AND ON FILE IN THE BUILDING DEPARTMENT OFFICES) TO BE PERFORMED ON THE FOLLOWING PROPERTY BY THE OWNER LISTED:

LOT 5 BLOCK _____ SUBDIVISION Baywood SEC _____ T _____ R _____

STREET OR ROAD _____

OWNER Fordyce/Smith Inc. PHONE 664-8601

MAILING ADDRESS P.O. Box 1070 Tavernier, Fl. 33070

CONTRACTOR Owner PHONE _____

MAILING ADDRESS _____

WORK DESCRIPTION Demolition & Removal of Debris

REMARKS _____ ESTIMATED VALUE $600.00

12-07-83 - incomplete 80%
Supp. to C-13440
1-23-84 [illegible]

PERMIT CARD MUST BE DISPLAYED ON STREET SIDE OF LOT IN PERMANENT, SUBSTANTIAL MANNER, AND IN A CONSPICUOUS, SHELTERED LOCATION, ACCESSIBLE TO THE INSPECTOR. PERMIT MUST REMAIN DISPLAYED UNTIL AFTER FINAL INSPECTIONS. ONE COPY OF APPROVED PLANS, BEARING BUILDING DEPARTMENT STAMPS, MUST BE KEPT ON THE JOB SITE, AVAILABLE TO THE INSPECTORS AT THE TIME OF ALL INSPECTIONS.

BUILDING FEE 75.00

PLUMBING FEE _____

ELECTRICAL FEE _____

TOTAL FEE $75.00

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN THIRTY (30) DAYS OF ISSUANCE OR IF WORK IS SUSPENDED FOR A PERIOD EXCEEDING NINETY (90) DAYS. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK SHALL BE COMPLIED WITH. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY LOCAL, STATE OR FEDERAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. THIS PERMIT IS NON-TRANSFERABLE, NON-MARKETABLE AND NON-ASSIGNABLE AND ANY ATTEMPTED TRANSFER, SALE OR ASSIGNMENT OF SAID PERMIT SHALL RESULT IN THE AUTOMATIC REVOCATION OF SAID PERMIT.

[signature]
SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT

HOWARD JOHNSON
BUILDING OFFICIAL

"FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS"

BY [signature]

PERMIT C No. 13501

ORIGINAL - BUILDING PERMIT - GREEN - ASSESSOR'S COPY - CANARY - OFFICE COPY - PINK - INSPECTOR'S COPY - GOLD - OWNER'S COPY

20 1 OF 3

0043960-00100

REAL PROPERTY RECORD CARD

MONROE COUNTY, FLORIDA

DONALD H. COLLISTER ETUX
P.O. BOX 1898
KEY LARGO, FL 33037

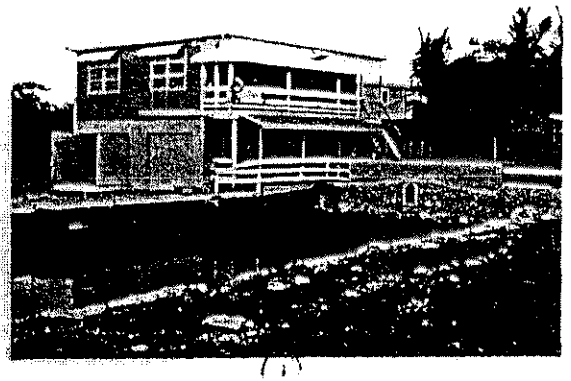
080

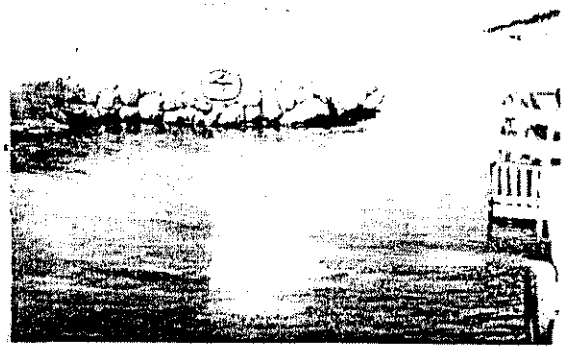
BAYWOOD KEY LARGO PB 1-102 SUB OF PT
LOTS 1-2-3-4-5 & 7 SEC 11 TWP 61S R
39E
PT LOT 2
OR453-995

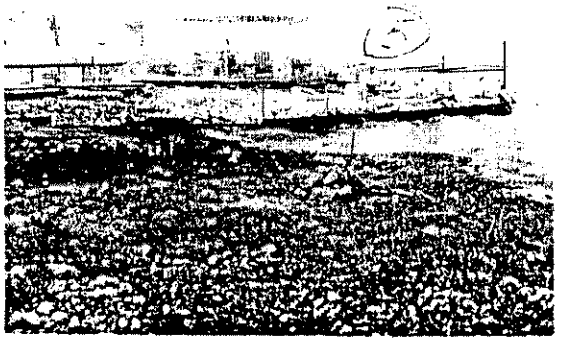
1639295

LAND COMPUTATIONS

QUAN.-TYPE-DESC.	SIZE-AREA	UPYT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
Lot 2	100 X 343					7000
						8400
See Plat						
					TOTAL	7000





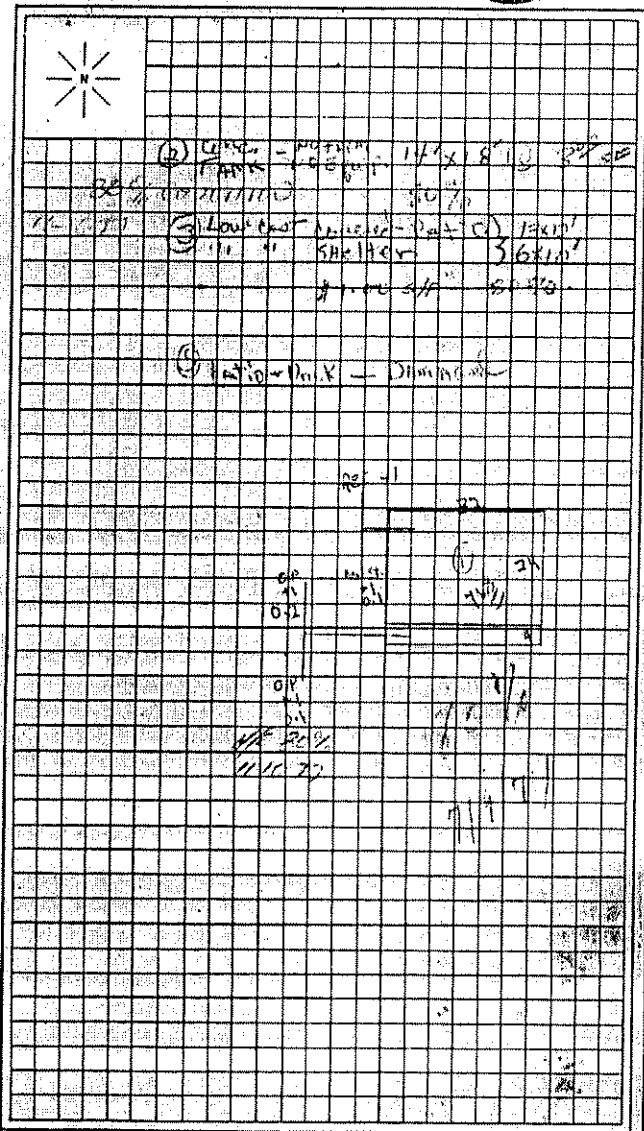


VALUATION TOTALS

1966	LAND	7000
	IMPROVEMENTS	19,680
	TOTAL	26,650
1968	LAND	7000
	IMPROVEMENTS	19850
	TOTAL	26850
1971	LAND	7000
	IMPROVEMENTS	19,850
	TOTAL	26,850
1971	LAND	7000
	IMPROVEMENTS	19850
	TOTAL	26850
1974	LAND	21600
	IMPROVEMENTS	26,650
	TOTAL	48250
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	

— NOTES —

P# 12218 11-21-66 $200 *



CARD		SCALE 1" =	LAND USE CODE
PLOTTED		FLDWK. BY	DATE
RANDOM		CLASSED BY	DATE

CONSTRUCTION DATA

IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	Res.	Garage 14'x18'		
YEAR BUILT	1857			
ROOMS				
Total Rooms				
Eff. Apts				
___ Rm. Apts.				
___ Rm. Apts.				
No. of Baths				
No. of Rest. Rms.				
___ Fixt. R. Rms.				
___ Fixt. R. Rms				
Total Fixtures				
FOUNDATION				
Continuous Wall				
Piers	✓			
Piling				
ADJUSTMENTS				
Frame				
Height				
Front & Interior				
Apt. Equiv.				
Partitions				
Special Use				
EXTERIOR WALLS				
Wallboard				
Corr. Metal				
Corr. Asbestos				
Wd. Fr. Stucco	✓			
Wd. Fr. Asbestos	✓			
C.B. Plain				
C.B. Stucco	✓			
Wd. Fr. Siding				
Tile Stucco				
Brick				
Reinf. Conc.				
Panel, Glass, Mtl.				
ROOF TYPE				
Flat, Shed				
Hip, Gable				
Bar Joist				
Wood Truss				
Prestressed				
Steel Truss				
ROOF MATERIAL				
Sht. Mtl. Roll				
T. & G., B.U.				
Shing., Wd. Ele.				
Shing., Asbestos				
Tile, Cement				
Tile, Clay				
Bermuda				
Slate				
Gypsum				

IMPROVEMENT	1	2	3	4
INTERIOR FINISH				
Unfinished				
Wd. or Ceil. Bds.				
Wallboard	✓			
Plaster, No Furring				
Plaster, Furring				
Drywall				
~~Wood Panel~~	✓	24		
FLOORS				
None				
Single Pine	✓	45		
Concrete				
Conc., Asph. Tile				
Conc., Terrazzo				
Double Pine				
Double Hardwood				
Precast Conc.				
Parquet				
Conc. Q. Tile				
Conc. Cer. Tile				
Marble				
PLUMBING				
None				
Poor				
Good, Plain	✓	7		
Good, Tile				
HEATING				
None				
Unit Heat				
Cntrl. Heating				
Cntrl. Cooling				
Cntrl. Cool & Heat				
ELECTRICITY				
None				
Poor				
Average	✓	5		
Good				
CLASS & SCALE	VE			
CONST. UNITS				
CLASS UNITS				
TOTAL UNITS				
BASE RATE				
ADJ. RATE				
AREA				
E.F.				
E.F.				
REP. COST NEW				
CONDITION	80			
DEP. REP. VALUE				

DEPRECIATION ADJUSTMENT

NO.	PHY.	ADJUSTMENT	%	COND
1				
2				
3				
4				

1539295 2 OF 3

0043960 -00100

REAL PROPERTY RECORD CARD

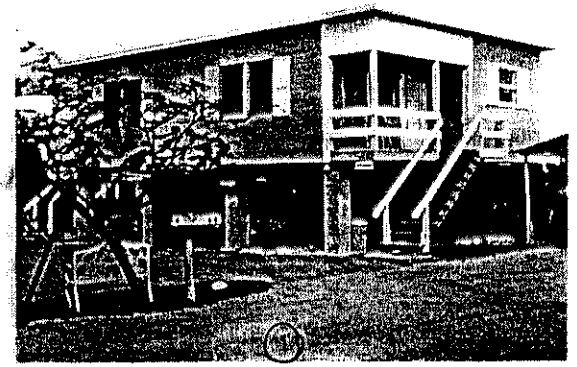
MONROE COUNTY, FLORIDA

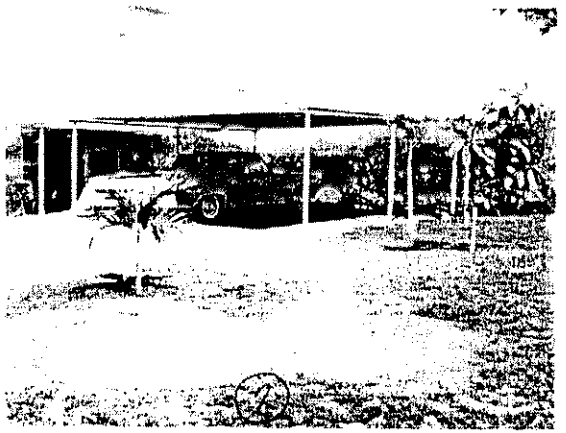
COLLISTER, DONALD H & JULIA
JAPAN AIR LINES
OPERATION CTR. IASCO
HONEDA-INTERNATIONAL AIRPORT
TOKYO - JAPAN

BAYWOOD KEY LARGO PB 1-102 SUB
OF PT LOTS 1-2-3-4-5 & 7 SEC 11
TWP 61S R 39E
PT LOT 2 OR453-995

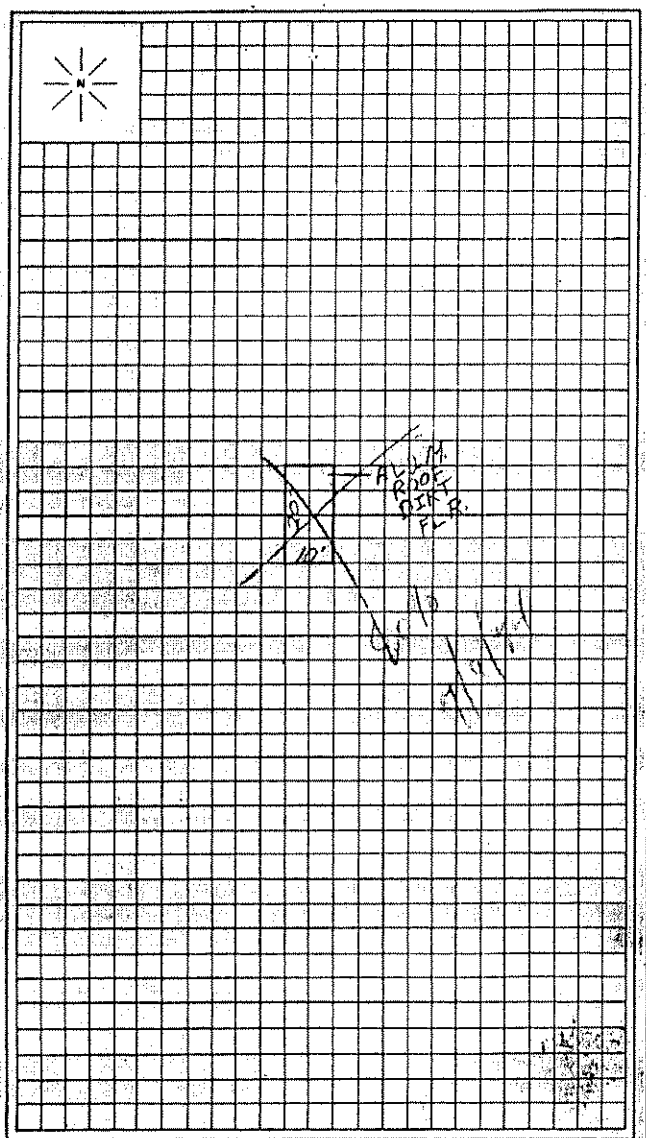
LAND COMPUTATIONS						
QUAN - TYPE - DESC.	SIZE - AREA	UNIT PRICE	D.F.	C.E.	PRICE PER FRONT FOOT	VALUE
					TOTAL	

VALUATION TOTALS		
1966	LAND	
	IMPROVEMENTS	
	TOTAL	
19___	LAND	
	IMPROVEMENTS	
	TOTAL	
19___	LAND	
	IMPROVEMENTS	
	TOTAL	
19___	LAND	
	IMPROVEMENTS	
	TOTAL	
19___	LAND	
	IMPROVEMENTS	
	TOTAL	
19___	LAND	
	IMPROVEMENTS	
	TOTAL	
19___	LAND	
	IMPROVEMENTS	
	TOTAL	





— NOTES —



CARD		SCALE 1"=	LAND USE CODE
PLOTTED		FLDWK. BY	DATE
RANDOM		CLASSED BY	DATE

CONSTRUCTION DATA

IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	ALUM ROOF 10'X20'			
YEAR BUILT	1966			
ROOMS				
Total Rooms				
Eff. Apts.				
___ Rm. Apts.				
___ Rm. Apts.				
No. of Baths				
No. of Rest Rms				
___ Fixt. R. Rms				
___ Fixt. R. Rms				
Total Fixtures				
FOUNDATION				
Continuous Wall				
Piers				
Piling				
ADJUSTMENTS				
Frame				
Height				
Front & Interior				
Apt. Equiv.				
Partitions				
Special Use				
EXTERIOR WALLS				
Wallboard				
Corr. Metal				
Corr. Asbestos				
Wd. Fr. Stucco				
Wd. Fr. Asbestos				
C.B. Plain				
C.B. Stucco				
Wd. Fr. Siding				
Tile Stucco				
Brick				
Reinf. Conc.				
Panel, Glass, Mtl.				
ROOF TYPE				
Flat, Shed				
Hip, Gable				
Bar Joist				
Wood Truss				
Prestressed				
Steel Truss				
ROOF MATERIAL				
Sht. Mtl. Roll				
T. & G., B.U.				
Shing., Wd., Etc.				
Shing., Asbestos				
Tile, Cement				
Tile, Clay				
Bermuda				
Slate				
Gypsum				

IMPROVEMENT	1	2	3	4
INTERIOR FINISH				
Unfinished				
Wd. or Cell. Bds				
Wallboard				
Plaster, No Furring				
Plaster, Furring				
Drywall				
Wood Panel				
FLOORS				
None				
Single Pine				
Concrete				
Conc., Asph. Tile				
Conc., Terrazzo				
Double Pine				
Double Hardwood				
Precast Conc.				
Parquet				
Conc. Q. Tile				
Conc. Cer. Tile				
Marble				
PLUMBING				
None				
Poor				
Good, Plain				
Good, Tile				
HEATING				
None				
Unit Heat				
Cntrl. Heating				
Cntrl. Cooling				
Cntrl. Cool & Heat				
ELECTRICITY				
None				
Poor				
Average				
Good				
CLASS & SCALE	ALUM ROOF	ROOF		
CONST. UNITS				
CLASS UNITS				
TOTAL UNITS				
BASE RATE		140 SF		
ADJ. RATE	1.00/SF			
AREA	200	200		
E.F.				
E.F.				
REP. COST NEW	200	280		
CONDITION	95	80		
DEP. REP. VALUE	190	224		

DEPRECIATION ADJUSTMENT

NO.	PHY.	ADJUSTMENT	%	COND.
1				
2				
3				
4				

RICARDO'S INVESTMENTS INC
KELLY'S MOTEL
104220 OVERSEAS HIGHWAY
KEY LARGO FL 33037

PARCEL 00439620-000000 11-61-39 NBHD 1806
ALT KEY 1539317 MILL GRP 500K PC 39
PHYSICAL ADDR: 104220 OVERSEAS HWY UNIT: 32
Business Name: KELLY'S ON THE BAY

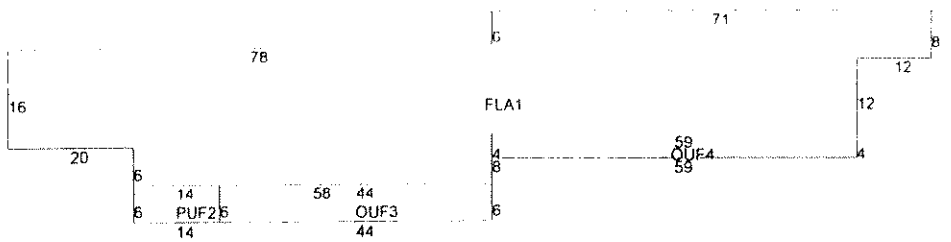
LEGAL DESCRIPTION

BAYWOOD KEY LARGO PB1-102 LOT 4 & ADJ FILLED BAY BTM OR469-397 OR820-1643 OR859-714Q/C OR890-2377AFF OR980-163 OR1005-1929E(JMH) OR1263-1490/98(CW) IIF LEASE #440004705 OR1263-1501/03(CW) OR1400-485/87(CW) OR1534-1022/23(CW)

LAND DATA 1

LINE	USE	FRONT	DEPTH	NOTES	# UNIT	TYPE	RATE	DEPTH	LOC	SHP	PHYS	CLASS	JUST VALUE
1	10HW	0	0	BASIN	30500.00	SF		1.00	1.00	1.00	1.25		
2	10HW	0	0	FILLED BB	9148.00	SF		1.00	1.00	1.00	0.75		

Building Sketch



Bldg # = 1 of 8

FLA 1 U6L20U16R78U6R71D8L12D12L59D8L58.

PUF 2 R14D6L14U6.R58

OUF 3 D6L44U6R44.U8

OUF 4 R59D4L59U4.

BLDG # 1 WALL TYPE 005 WALL PCT 1.0000
APPRAISER ID APPRAISED ON 1/01/1999 INSPECT DATE / / NEXT REVIEW 1/01/2002
BUILDING NBR 1

ALTERNATE KEY : 1539317

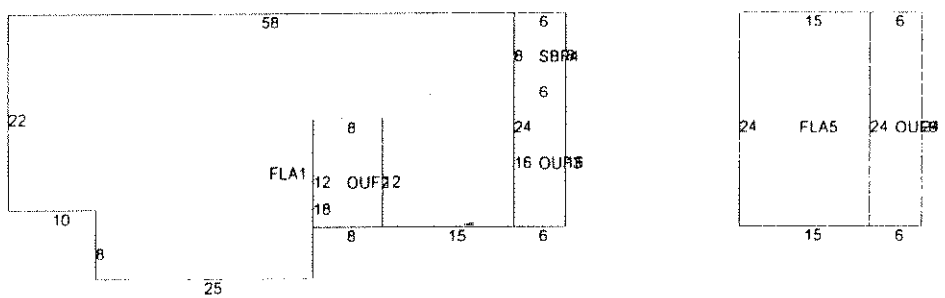
EFF AGE GROUP	2	CONDITION	A	YEAR BUILT	1958	FUNCT OBSOLES	.000
QUALITY GRADE	300					LOC OBSOLES	.000
IMPROVEMENT TYPE	C	PERIMETER	354	GRND FLR AREA	2872	NORMAL DEPR	0.1200

SECTION NUMBER	WALL HEIGHT	NBR STY	ROLL YR	PCT FINISH	FLOOR AREA	INT FIN	DESC	PCT	SPRNKLR	A/C
1	8.0	1	1992	0.0000	2872	39C	HOTEL/MOT	1.0000	N	Y
2	8.0	1	1992	0.0000	84	PUF		1.0000	N	N
3	8.0	1	1992	0.0000	264	OUF		1.0000	N	N
4	8.0	1	1992	0.0000	236	OUF		1.0000	N	N

BLDG #	REFINEMENTS					
FIREPLACES	0 ELEVATORS	0 ELEV LANDINGS	0 ESCALATORS	0 RES UNITS	0 KITCHENS	0
2 FIX BATH	0 3 FIX BATH	0 4 FIX BATH	0 EX FIXTURES	27		

LINE#	TYPE	DESC	UNIT	NBR UNIT	UNIT PRICE	TOTAL PRICE

Building Sketch



Bldg # = 2 of 8

FLA 1 L25U8L10U22R58D24L15U12L8D18.U6

OUF 2 U12R8D12L8.R29

OUF 3 L6U16R6D16.U24

SBF 4 L6D8R6U8.R35

FLA 5 D24L15U24R15.

OUF 6 D24R6U24L6.

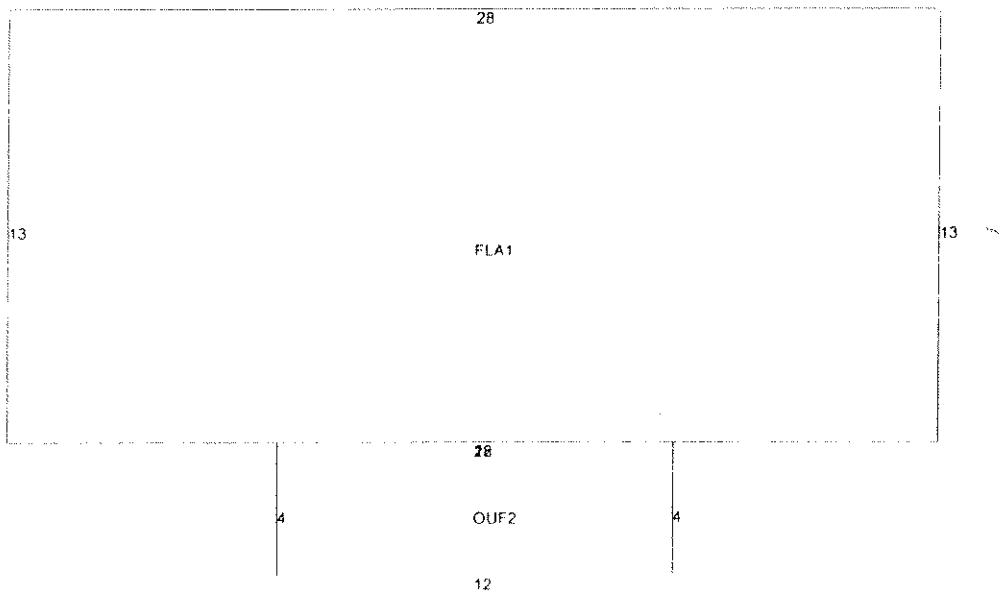
BLDG # 2 WALL TYPE 003 WALL PCT 1.0000
APPRAISER ID APPRAISED ON 1/01/1999 INSPECT DATE / / NEXT REVIEW 1/01/2002
BUILDING NBR 2
EFF AGE GROUP 1 CONDITION A YEAR BUILT 1958 FUNCT OBSOLES .000
QUALITY GRADE 300 LOC OBSOLES .000
IMPROVEMENT TYPE D PERIMETER 278 GRND FLR AREA 1786 NORMAL DEPR 0.0500

SECTION NUMBER	WALL HEIGHT	NBR STY	ROLL YR	PCT FINISH	FLOOR AREA	INT FIN	DESC	PCT	SPRNKLR	A/C
1	8.0	1	1992	0.0000	1426	39C	HOTEL/MOT	1.0000	N	Y
2	8.0	1	1992	0.0000	96	OUF		1.0000	N	N
3	8.0	1	1992	0.0000	96	OUF		1.0000	N	N
4	8.0	1	1992	0.0000	48	SBF		1.0000	N	N
5	8.0	1	1992	0.0000	360	03C	APARTMENT	1.0000	N	Y
6	8.0	1	1992	0.0000	144	OUF		1.0000	N	N

BLDG # REFINEMENTS
FIREPLACES 0 ELEVATORS 0 ELEV LANDINGS 0 ESCALATORS 0 RES UNITS 0 KITCHENS 0
2 FIX BATH 0 3 FIX BATH 0 4 FIX BATH 0 EX FIXTURES 21

LINE#	TYPE	DESC	UNIT	NBR UNIT	UNIT PRICE	TOTAL PRICE

Building Sketch



Bldg # = 5 of 8

FLA 1 U13R28D13L28.R8

OUF 2 D4R12U4L12.

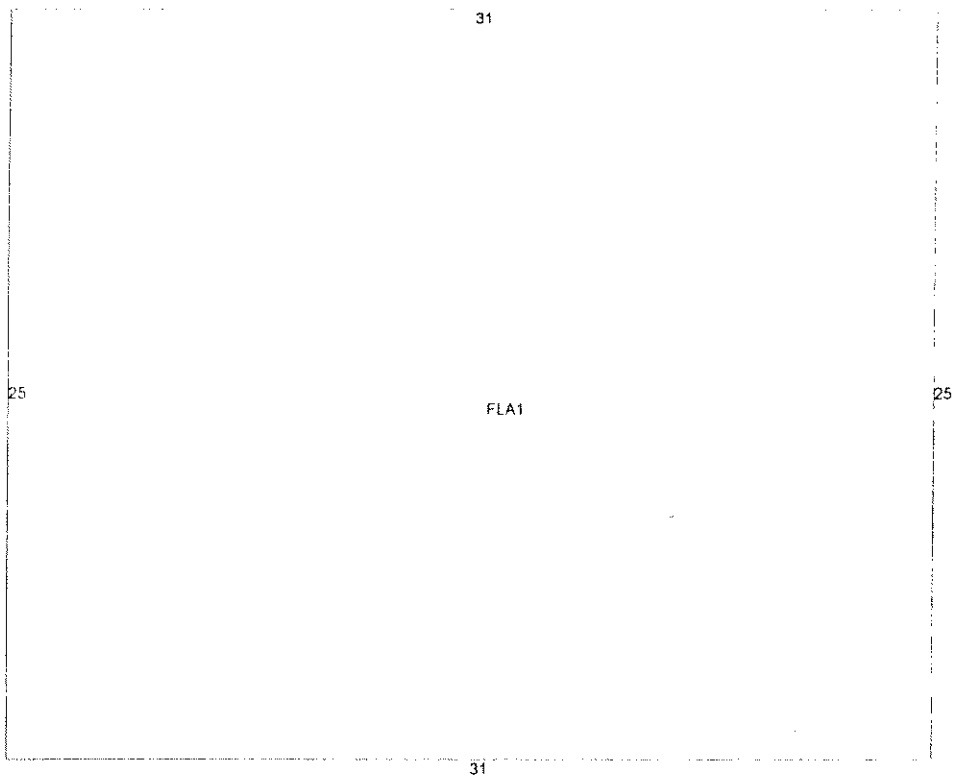
BLDG # 5 WALL TYPE 003 WALL PCT 1.0000
APPRAISER ID APPRAISED ON 1/01/1999 INSPECT DATE / / NEXT REVIEW 1/01/2002.
BUILDING NBR 5
EFF AGE GROUP 1 CONDITION A YEAR BUILT 1991 FUNCT OBSOLES .000
QUALITY GRADE 300 LOC OBSOLES .000
IMPROVEMENT TYPE D PERIMETER 82 GRND FLR AREA 364 NORMAL DEPR 0.0500

SECTION NUMBER	WALL HEIGHT	NBR STY	ROLL YR	PCT FINISH	FLOOR AREA	INT FIN	DESC	PCT	SPRNKLR	A/C
1	8.0	1	1992	0.0000	364	39C	HOTEL/MOT	1.0000	N	Y
2	8.0	1	1992	0.0000	48	OUF		1.0000	N	N

BLDG # REFINEMENTS
FIREPLACES 0 ELEVATORS 0 ELEV LANDINGS 0 ESCALATORS 0 RES UNITS 0 KITCHENS 1
2 FIX BATH 0 3 FIX BATH 2 4 FIX BATH 0 EX FIXTURES 0

LINE#	TYPE	DESC	UNIT	NBR UNIT	UNIT PRICE	TOTAL PRICE

Building Sketch



Bldg # = 6 of 8

FLA 1 L31U25R31D25.

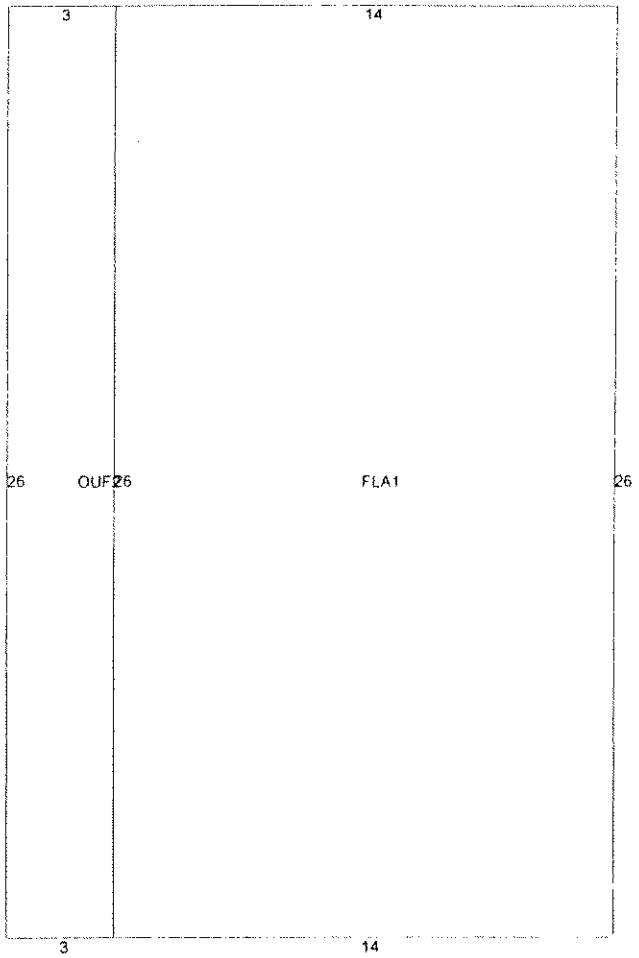
BLDG # 6 WALL TYPE 001 WALL PCT 1.0000
APPRAISER ID APPRAISED ON 1/01/1999 INSPECT DATE / / NEXT REVIEW 1/01/2002
BUILDING NBR 6
EFF AGE GROUP 3 CONDITION A YEAR BUILT 1958 FUNCT OBSOLES .000
QUALITY GRADE 100 LOC OBSOLES .000
IMPROVEMENT TYPE D PERIMETER 112 GRND FLR AREA 775 NORMAL DEPR 0.2700

SECTION NUMBER	WALL HEIGHT	NBR STY	ROLL YR	PCT FINISH	FLOOR AREA	INT FIN	DESC	PCT	SPRNKLR	A/C
1	8.0	1	1992	0.0000	775	25D	SERVICE S	1.0000	N	N

BLDG # REFINEMENTS
FIREPLACES 0 ELEVATORS 0 ELEV LANDINGS 0 ESCALATORS 0 RES UNITS 0 KITCHENS 0
2 FIX BATH 0 3 FIX BATH 0 4 FIX BATH 0 EX FIXTURES 0

LINE#	TYPE	DESC	UNIT	NBR UNIT	UNIT PRICE	TOTAL PRICE

Building Sketch



Bldg # = 7 of 8

FLA 1 U26R14D26L14.

OUF 2 L3U26R3D26.

BLDG # 7 WALL TYPE 003 WALL PCT 1.0000
APPRAISER ID APPRAISED ON 1/01/1999 INSPECT DATE / / NEXT REVIEW 1/01/2002
BUILDING NBR 7
EFF AGE GROUP 2 CONDITION A YEAR BUILT 1958 FUNCT OBSOLES .000
QUALITY GRADE 300 LOC OBSOLES .000
IMPROVEMENT TYPE D PERIMETER 80 GRND FLR AREA 364 NORMAL DEPR 0.1500

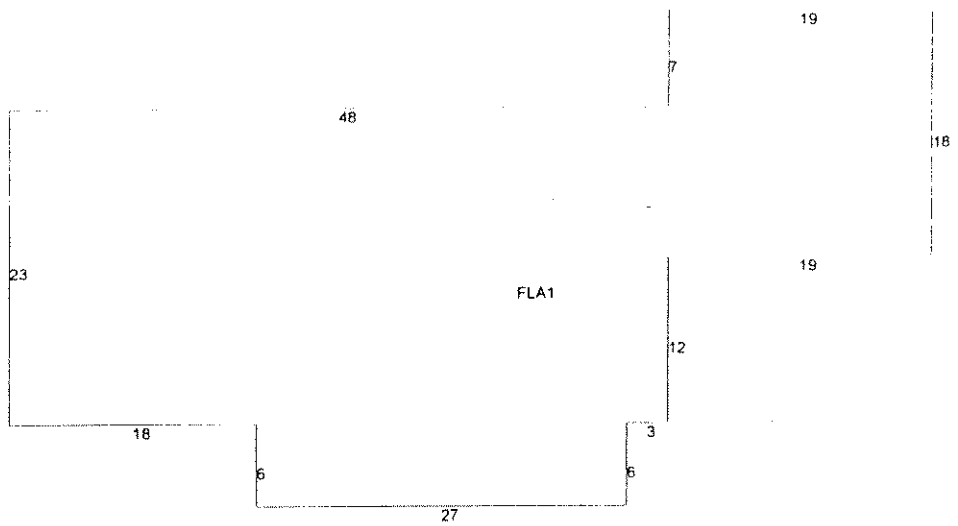
SECTION NUMBER	WALL HEIGHT	NBR STY	ROLL YR	PCT FINISH	FLOOR AREA	INT FIN	DESC	PCT	SPRNKLR	A/C
1	8.0	1	1992	0.0000	364	39C	HOTEL/MOT	1.0000	N	Y

2	8.0	1	1992	0.0000	78	OUF		1.0000	N	N

BLDG #	REFINEMENTS				
FIREPLACES	0 ELEVATORS	0 ELEV LANDINGS	0 ESCALATORS	0 RES UNITS	0 KITCHENS 1
2 FIX BATH	0 3 FIX BATH	2 4 FIX BATH	0 EX FIXTURES	0	

LINE#	TYPE	DESC	UNIT	NBR UNIT	UNIT PRICE	TOTAL PRICE

Building Sketch



Bldg # = 8 of 8

FLA 1 U6L18U23R48U7R19D18L19D12L3D6L27.

BLDG # 8 WALL TYPE 003 WALL PCT 1.0000
APPRAISER ID APPRAISED ON 1/01/1999 INSPECT DATE / / NEXT REVIEW 1/01/2002
BUILDING NBR 8
EFF AGE GROUP 2 CONDITION A YEAR BUILT 1972 FUNCT OBSOLES .000
QUALITY GRADE 300 LOC OBSOLES .000
IMPROVEMENT TYPE D PERIMETER 206 GRND FLR AREA 1608 NORMAL DEPR 0.1500

SECTION NUMBER	WALL HEIGHT	NBR STY	ROLL YR	PCT FINISH	FLOOR AREA	INT FIN	DESC	PCT	SPRNKLR	A/C
1	8.0	1	1992	0.0000	1608	39C	HOTEL/MOT	1.0000	N	Y

BLDG #	REFINEMENTS				
FIREPLACES	4 ELEVATORS	0 ELEV LANDINGS	0 ESCALATORS	0 RES UNITS	0 KITCHENS 1
2 FIX BATH	0 3 FIX BATH	2 4 FIX BATH	0 EX FIXTURES	0	

LINE# TYPE DESC UNIT NBR UNIT UNIT PRICE TOTAL PRICE

MISCELLANEOUS IMPROVEMENTS

NBR	TYPE	X	NUMBER	UNITS	TYPE	LENGTH	WIDTH	YEAR	YR CONST	GRADE	LIFE	RCN VALUE	DEPR VALUE	DATE ADDED
1	HT2	1	1.00		UT	0.0	0.0	1991	1990	2	50			
2	TK2	1	100.00		SF	10.0	10.0	1991	1990	5	40			
3	TK2	1	200.00		SF	20.0	10.0	1991	1990	5	40			
4	AP2	1	8,500.00		SF	0.0	0.0	2002	2001	2	25			
5	DK4	1	474.00		SF	0.0	0.0	1976	1975	3	40			
6	SW2	1	1,050.00		SF	350.0	3.0	1974	1973	1	60			
7	BR2	1	192.00		SF	16.0	12.0	1974	1973	1	60			
8	TK2	1	288.00		SF	24.0	12.0	1976	1975	3	40			
9	UB2	1	840.00		SF	70.0	12.0	1991	1990	2	50			

APPRAISER NOTES

KELLEYS MOTEL
BLDG #1=UNITS 1-9, BLDG #2=UNITS 10,11,12,14,15,16 & OWNER'S UNIT #13, BLDG #3=UNITS 17 & 18; BLDG #4=UNITS19 & 20; BLDG#5=UNITS 25&26; BLDG#6=MAINT. BLDG; BLDG#7= UNITS 36 & 37; BLDG#8=OFFICE, UNITS 38 & 39; 7 RV SITES.
2001/09/04 26 UNITS PLUS KELLEY'S SHARES CAMELOT'S 13 UNITS, WITH EACH HOTEL HAVING 6 UNITS AVAILABLE AT ALL TIMES, SHARING THE 13TH UNIT EVERY OTHER WEEK. NCC

TPP 8706448 - KELLY'S MOTEL
TPP 8951548 - SEA DUCTRESS CHARTERS

2002 CUT-OUT

BUILDING PERMITS

LINE	BLDG	NUMBER	ISSUE	COMPLETE	AMOUNT	DESCRIPTION
1	0	1300356	2/16/2001	10/22/2001	1	ASPHALT

HISTORY OF TAXABLE VALUES

TAX YEAR	VM	JUST	LAND	CLASS LND	BLDG	MISC/EQIP	JUSTVALUE	ASSDVALUE	EXEMPT	TAX VALUE
11/01/1982	1	53627		0	130383	473	184483	0	0	184483
11/01/1983	1	53627		0	145075	473	199175	0	0	199175
11/01/1984	1	86925		0	173824	9167	269916	0	0	269916
11/01/1985	1	86925		0	177578	8999	273502	0	0	273502
11/01/1986	1	86925		0	184042	8717	279684	0	0	279684
11/01/1987	1	173850		0	222206	8492	404548	0	0	404548
11/01/1988	1	198250		0	225506	8268	432024	0	0	432024
11/01/1989	3	334547		0	297297	9351	818131	0	0	818131
11/01/1990	3	360281		0	297297	9021	762390	0	0	762390
11/01/1991	3	411750		0	297297	8822	762390	0	0	762390
11/01/1992	3	437484		0	474386	22780	894813	0	0	894813
11/01/1993	3	450352		0	474386	22010	894813	0	0	894813
11/01/1994	0	514388		0	474386	21260	847518	0	0	847518
11/01/1995	0	514388		0	474386	20491	847518	0	0	847518
11/01/1996	0	514388		0	474386	19679	847518	0	0	847518
11/01/1997	0	532759		0	521825	18972	847518	0	0	847518
11/01/1998	0	532759		0	521825	18159	1025895	0	0	1025895
11/01/1999	0	532759		0	782682	17390	1025895	0	0	1025895
11/01/2000	0	532759		0	782682	16640	1025895	0	0	1025895
11/01/2001	0	535046		0	782682	39737	1025895	0	0	1025895
11/01/2002	0	674790		0	782682	45818	2315344	0	0	2315344
11/01/2003	0	674790		0	782682	44500	2080000	0	0	2080000
11/01/2004	0	674790		0	782682	43102	2087747	0	0	2087747

SALES HISTORY

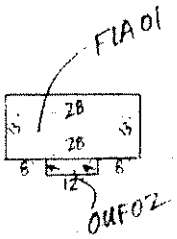
O.R.	O.R.	SALE	INSTRUMENT	TRAN QUAL	VAC	SALE	APPR	CHG

BOOK	PAGE	DATE		CODE	UNQUAL	IMPR	PRICE	VALUE	DATE
980	163	6/01/1986	WD	WARRANTY D0	U	unexplain I	600,000	0	/ /
820	1643	10/01/1980	WD	WARRANTY D0	U	unexplain I	450,000	0	/ /
469	397	2/01/1971	00	CONVERSION0	Q	qualified I	125,000	0	/ /

Alternate Key	PARCEL - ACCOUNT	SEC	TWP	RGE
153917	439620-000022			

Subdivision	Lot	Block
BAYWOOD		

P.C.	New Construction	Delete Bldg. # ____ from Char. Screen	Bldg. Sketch Sub Section Change Only	Bldg. Sketch No Change	See Misc. Imp.
39	X				



BUILDING CHARACTERISTICS

Building Number	Quality Grade	Structure Type
3 of 8	300	D

A Fireproofed Structural Steel
B Reinforced Concrete
C Concrete / Masonry Walls
D Wood / Light Steel

Effective Age Group	Actual Year Built	Functional Obsolescence
1 0 - 9 years 2 10 - 19 years 3 20 - 39 years 4 40 - 59 years 5 60 + years 1	1991	% (Explain in Notes)

Condition	Exterior Wall Types			Locational Obsolescence
E Excellent A Average F Fair P Poor A	Type	Percent		% (Explain in Notes)
	03	100	%	
			%	
			%	

Appraiser	Date of Appraisal			Perimeter
001	MONTH	DAY	YEAR	

BUILDING CHARACTERISTICS - SECTIONS

Section Number	Average Wall Height	Number of Stories	Percent Basement	Ground Floor Area	Eff. Year	Type	Interior Finishes Percent	Sprk Int	Air C
01	8	1	%		92	39C	100 %	N	Y
							%		
							%		
							%		
02	8	1	%		92	04F	100 %	N	N
							%		
							%		
							%		
			%				%		
							%		
							%		
			%				%		
							%		
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			%				%		
							%		
			%				%		
							%		
							%		
							%		
							%		

BUILDING REFINEMENTS

Number of Elevators	Number of Elevator Landings	Number of Escalators

Number of Residential Units	Number of Plumbing Fixtures	Number of Fireplaces
	9	

Do Not Key For Info Only

FIELD NOTES

units: 17 & 19
Mandala used
2 SEP CATH
[illegible]

List Misc. Improvements No Existing Misc.	Add to Misc. Improvements	Delete Existing Misc. Improvements Add New Data	X Indicates Flat Value	

MISCELLANEOUS IMPROVEMENTS

Type Code	X If Notes	Number of Units	Unit Type	Economic Life	Year Built	Grade	Length	Width	Depreciated Value

No Data

FIELD NOTES

NOTES

Business Name

No Data

BUILDING PERMITS

O.P. Number	Permit Number	Date Completed	Date Issued	Amount	Description of Construction
	No Data				

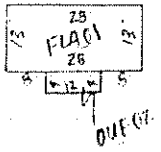
RE 439620-000000 KELLY'S MOTEL

4-23-92 UNITS 17 [illegible]

Alternate Key	PARCEL – ACCOUNT	SEC	TWP	RGE
1539317	439620-000000			

Subdivision	Lot	Block
Baywood	4	[illegible]

P.C	New Construction	Delete Bldg # ____ from Char. Screen	Bldg. Sketch Sub Section Change Only	Bldg. Sketch No Change	See Misc. Imp
39	X				



BUILDING CHARACTERISTICS

Building Number: 4 of 8	Quality Grade: 300	Structure Type: A Fireproofed Structural Steel; B Reinforced Concrete; C Concrete - Masonry Walls; D Wood - Light Steel — D
Effective Age Group: 1 (0 - 9 years; 2 10 - 19 years; 3 20 - 39 years; 4 40 - 59 years; 5 60 + years)	Actual Year Built: 1991	Functional Obsolescence: % (Explain in Notes)
Condition: A (E Excellent; A Average; F Fair; P Poor)	Exterior Wall Types: Type 03, Percent 100 %	Locational Obsolescence: % (Explain in Notes)
Appraiser: 001	Date of Appraisal: MONTH 01, DAY 01, YEAR 92	Perimeter

BUILDING CHARACTERISTICS – SECTIONS

Section Number	Average Wall Height	Number of Stories	Percent Basement	Ground Floor Area	Rot Year	Interior Finishes Type	Interior Finishes Percent	Sprinkler	A/C
01	8	1	%		92	390	100 %	N	Y
02	8	1	%		92	690	100 %	N	N

BUILDING REFINEMENTS

Number of Elevators	Number of Elevator Landings	Number of Escalators
Number of Residential Units	Number of Plumbing Fixtures: 4	
Do Not Key For Info Only		Number of Fireplaces

FIELD NOTES

units 19 & 20

[illegible]

List Misc. Improvements No Existing Misc.	Add to Misc. Improvements	Delete Existing Misc. Improvements Add New Data	X Indicates Flat Value	

MISCELLANEOUS IMPROVEMENTS

Type Code	X If Notes	Number of Units	Unit Type	Economic Life	Year Built	Grade	Length	Width	Depreciated Value

No Data

FIELD NOTES

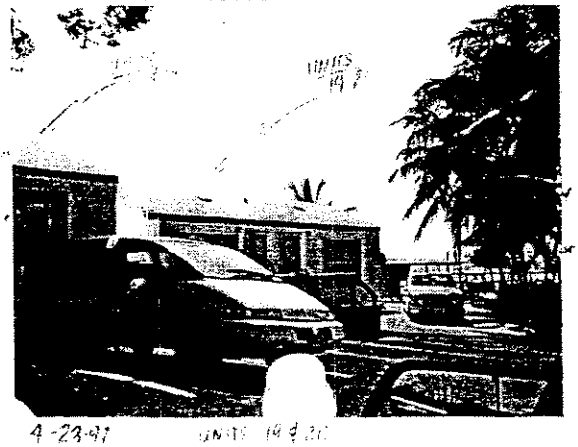
NOTES

Business Name No Data

BUILDING PERMITS

D.P Number	Permit Number	Date Completed	Date Issued	Amount	Description of Construction

RE 439620 000000

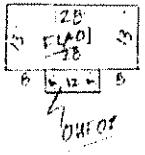


4-23-97

Alternate Key	PARCEL - ACCOUNT	SEC	TWP	RGE
1539317	439622-000002			

Subdivision	Lot	Block
BAYWOOD	4	Blk MBCL

P.C.	New Construction	Delete Bldg. # ..... from Char. Screen	Bldg. Sketch Sub Section Change Only	Bldg. Sketch No Change	See Misc. Imp
39	X				



BUILDING CHARACTERISTICS

Building Number	Quality Grade	Structure Type
5 of 8	300	A Fireproofed Structural Steel B Reinforced Concrete C Concrete Masonry Walls D Wood / Light Steel: D

Effective Age Group	Actual Year Built	Functional Obsolescence
1 0 - 9 years 2 10 - 19 years 3 20 - 39 years 4 40 - 59 years 5 60 + years: 1	1991	% (Explain in Remarks)

Condition	Exterior Wall Types		Locational Obsolescence
E Excellent A Average F Fair P Poor: A	Type: 03	Percent: 100 %	% (Explain in Remarks)
		%	
		%	

Appraiser	Date of Appraisal			Perimeter
001	MONTH 01	DAY 01	YEAR 92	

BUILDING CHARACTERISTICS - SECTIONS

Section Number	Average Wall Height	Number of Stories	Percent Basement	Ground Floor Area	Eff. Year Built	Interior Finishes Type	Interior Finishes Percent	Sprink-ler	Air
01	8	1	%		92	390	100 %	N	Y
							%		
							%		
02	8	1	%		92	031	100 %	N	N
							%		
							%		
							%		
			%				%		
							%		
							%		
			%				%		
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			%				%		
							%		
							%		
							%		
							%		

BUILDING BREAKDOWNS

Number of Elevators	Number of Elevator Landings	Number of Escalators

Number of Residential Units	Number of Plumbing Fixtures	Number of Fireplaces
	1	

Do Not Key For Info Only

FIELD NOTES

Misc Bldg
7 x 12
(UNIT) 25 120

List Misc. Improvements No Existing Misc.	Add to Misc. Improvements	Delete Existing Misc. Improvements Add New Data	X Indicates Flat Value	

MISCELLANEOUS IMPROVEMENTS

Type Code	X If Notes	Number of Units	Unit Type	Economic Life	Year Built	Grade	Length	Width	Depreciated Value

No Data

FIELD NOTES

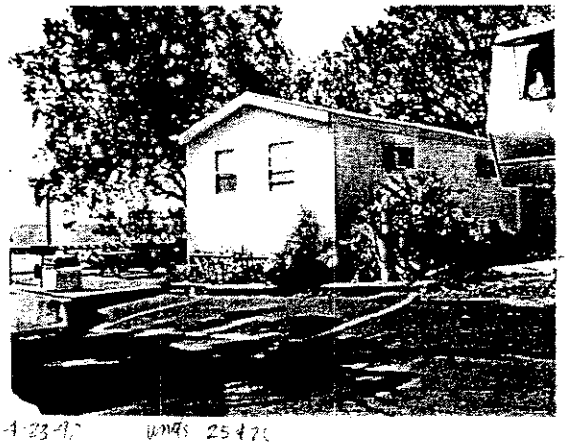
NOTES

Business Name NO DATA

BUILDING PERMITS

D.P. Number	Permit Number	Date Completed	Date Issued	Amount	Description of Construction
	No	Data			

RE 439620 000000

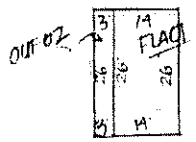


4-23-97 wngs 25 & 26

Alternate Key	PARCEL — ACCOUNT	SEC	TWP	RGE
1539317	439620_000000			

Subdivision	Lot	Block	
BAYWOOD	4		KELLY'S MOTEL

P C	New Construction	Delete Bldg. # ____ from Char. Screen	Bldg. Sketch Sub Section Change Only	Bldg. Sketch No Change	See Misc. Imp
39	X				



BUILDING CHARACTERISTICS

Building Number: 7 of 8	Quality Grade: 3.00	Structure Type: A Fireproofed Structural Steel; B Reinforced Concrete; C Concrete / Masonry Walls; D Wood / Light Steel — D
Effective Age Group: 1 0 - 9 years; 2 10 - 19 years; 3 20 - 39 years; 4 40 - 59 years; 5 60 + years — 2	Actual Year Built: 1958	— Functional Obsolescence: % (Explain in Notes)
Condition: E Excellent; A Average; F Fair; P Poor — A	Exterior Wall Types: Type 03, Percent 100 %	Locational Obsolescence: % (Explain in Notes)
Appraiser: 001 — Date of Appraisal: MONTH 01, DAY 01, YEAR 92	%	Perimeter

BUILDING CHARACTERISTICS SECTIONS

Section Number	Average Wall Height	Number of Stories	Percent Basement	Ground Floor Area	Roof Year	Interior Finishes Type	Interior Finishes Percent	Sprinkler	A/C
01	08	1	%		92	SGP	100 %	N	Y
							%		
							%		
							%		
02	08	1	%		92	OUF	100 %		
							%		
							%		
							%		
			%				%		
							%		
							%		
							%		
			%				%		
							%		
							%		
							%		
			%				%		
							%		
							%		
							%		
			%				%		
							%		
							%		
							%		

BUILDING REFINEMENTS

Number of Elevators	Number of Elevator Landings	Number of Escalators
Number of Residential Units	Number of Plumbing Fixtures: 9	
Do Not Key For Info Only		Number of Fireplaces

FIELD NOTES

Unit 36837

List Misc. Improvements No Existing Misc.	Add to Misc. Improvements	Delete Existing Misc. Improvements Add New Date	X Indicates Flat Value	

MISCELLANEOUS IMPROVEMENTS

Type Code	X If Notes	Number of Units	Unit Type	Economic Life	Year Built	Grade	Length	Width	Depreciated Value

No Data

FIELD NOTES

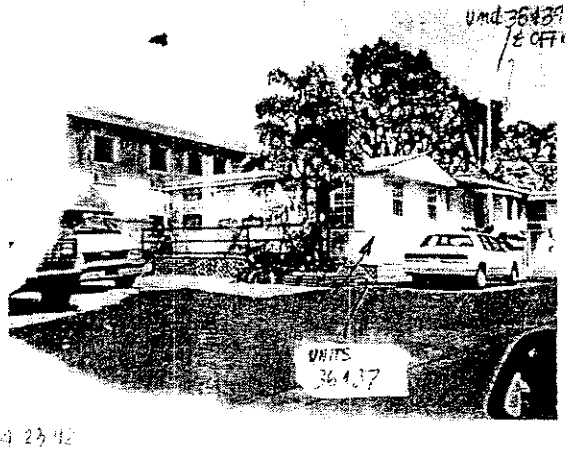
NOTES

Business Name No Data

BUILDING PERMITS

D.P. Number	Permit Number	Date Completed	Date Issued	Amount	Description of Construction
	No	Data			

RE 43%20 000000 KELLIG MOTEL



4 23 92

1539317

00439620-000000

Monroe County
Building Department

CERTIFICATE OF OCCUPANCY

OWNER: RICARDO'S INVESTMENTS INC PERMIT NUMBER: 91-30003090

THIS IS TO CERTIFY THAT THE BUILDING LOCATED AT:

US#1 LT 4 BAYWOOD KEY LARGO BK LT 4 BAYWOOD KEY LAR
RE NUMBER: 11-61-39-043962-00000-00

FOR WHICH PERMIT HAS HERETOFORE BEEN ISSUED, HAS BEEN COMPLETED ACCORDING TO PLANS AND SPECIFICATIONS FILED IN THE OFFICE OF THE MONROE COUNTY BUILDING INSPECTOR, AND THAT THE PROPOSED USE OF THE BUILDING, TO WIT, AS A: COMMERCIAL - (806 SF 2 STORY REPLACEMENT BLDG.)
COMPILES WITH ALL THE BUILDING AND HEALTH LAWS AND ORDINANCES OF MONROE COUNTY AND IS APPROVED FOR THIS USE.

THE FOLLOWING INSPECTIONS HAVE BEEN MADE BY THIS DEPARTMENT ON THIS SITE:

FINAL LANDSCAPING
FINAL BUILDING
FIREMARSHALL APPROVAL
ROOF
FINAL A/C
FINAL PLUMBING
GRADE BEAM
CERTIFICATE OF ELEVATION
PLANNER FINAL
FINAL ELECTRIC
ROUGH PLUMBING 1ST

DATED THIS 25 DAY OF NOVEMBER 1991

PAUL TURICK
BUILDING INSPECTOR

CERTIFICATE NUMBER 91-3000273

ROBERT C. BECK
PLUMBING INSPECTOR

WILLIAM LILLY
ELECTRICAL INSPECTOR

BUILDING OFFICIAL/ASS'T
BUILDING OFFICIAL

MONROE COUNTY BUILDING DEPARTMENT
BUILDING PERMIT

Key Largo

Date Applied: [illegible] Prepared by: [illegible] Date Issued: [illegible] Permit No.: [illegible]
Permit Type: BUILDING PERMIT - AFTER THE FACT

Section	Twnshp	Range	Re #	Resub 1	Resub 2	Mile Marker
11	61	[illegible]	0043962	00000	00	

Property Address	Land Use District	Reviewed by
BK LT 4 BAYWOOD KEY LARGO AK 1539317	FTUSE	AFS

Subdivision Name	Legal Address
	BK LT 4 BAYWOOD KEY LAR

Owner's Name/Address/Telephone	General Contractor
RICARDO'S INVESTMENTS INC P O BOX 25 KEY LARGO FL 33037 12/31/92 Good 92 Cool	[illegible] INC [illegible] NEWMAN ST HOMESTEAD FL 33030

Construction	BFE	FFE	FLZ
[illegible]	[illegible]	[illegible]	[illegible]

Sub Contractor

Approved Water Source	Flood Map Panel NO.	Flood Elevation Requirements
[illegible]	[illegible]	

# Units	Sq. Ft.	Valuation	Improvements
[illegible]		2,500.00	DECK

Schedule of Fees

Remarks:

[illegible]

PLEASE READ THE REVERSE OF THIS DOCUMENT BEFORE YOU SIGN AS OWNER, CONTRACTOR OR AUTHORIZED AGENT.

SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT

BY _____
BUILDING DEPARTMENT
TAX ASSESSOR

RE 00439620 - 000000
AK 1539817
Hm Cnvr

PERMIT C 20679

BUILDING PERMIT
BUILDING AND ZONING DEPARTMENT
OF
MONROE COUNTY, FLORIDA

DATE September 13, 1988

THIS PERMIT SHALL ALLOW WORK (AS DEFINED UNDER WORK DESCRIPTION BELOW AND AS SHOWN AND SPECIFIED ON PLANS SUBMITTED AND ON FILE IN THE BUILDING DEPARTMENT OFFICES) TO BE PERFORMED ON THE FOLLOWING PROPERTY BY THE OWNER LISTED:

LOT 4 BLOCK _____ SUBDIVISION Baywood SEC _____ T _____ R _____

STREET OR ROAD US #1, MM104.5

OWNER JOE RODRIGUEZ PHONE 451-1622

MAILING ADDRESS U.S.#1, P.O.Box 75, Key Largo, Fl.

CONTRACTOR HERB BRIELER PHONE 852-4901

12/31/91 Cont 92 Cwel

MAILING ADDRESS P.O. BOX 1A, TAVERNIER, FL. 33070

WORK DESCRIPTION ADD 2 UNITS TO KELLY'S MOTEL

REMARKS _____ ESTIMATED VALUE 32,000

7-14-90 No Value 2 story wood frame of Shell 1 60' BUILDING OFFICIAL PRIOR TO 9-15-86.

CHECK # 0206 ACCT. # 4802064650 BANK: ✓ BARNETT BANK

12/8/87 N/S 12-22-88 NS 12-28-89 NS

PERMIT CARD MUST BE DISPLAYED ON STREET SIDE OF LOT IN PERMANENT, SUBSTANTIAL MANNER, AND IN A CONSPICUOUS, SHELTERED LOCATION, ACCESSIBLE TO THE INSPECTOR. PERMIT MUST REMAIN DISPLAYED UNTIL AFTER FINAL INSPECTIONS. ONE COPY OF APPROVED PLANS, BEARING BUILDING DEPARTMENT STAMPS, MUST BE KEPT ON THE JOB SITE, AVAILABLE TO THE INSPECTORS AT THE TIME OF ALL INSPECTIONS.

BUILDING FEE	$180.00
PLUMBING FEE	$174.00
ELECTRICAL FEE	$220.80
TOTAL FEE	$574.80

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN THIRTY (30) DAYS OF ISSUANCE OR IF WORK IS SUSPENDED FOR A PERIOD EXCEEDING ONE HUNDRED AND TWENTY (120) DAYS. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK SHALL BE COMPLIED WITH. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY LOCAL, STATE OR FEDERAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. THIS PERMIT IS NON-TRANSFERABLE, NON-MARKETABLE AND NON-ASSIGNABLE AND ANY ATTEMPTED TRANSFER, SALE OR ASSIGNMENT OF SAID PERMIT SHALL RESULT IN THE AUTOMATIC REVOCATION OF SAID PERMIT.

SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT

ROBERT L. HERMAN
BUILDING OFFICIAL

BY _____

"FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS"

PERMIT C 20679

ORIGINAL - BUILDING PERMIT GREEN - ASSESSOR'S COPY CANARY - OFFICE COPY PINK - INSPECTOR'S COPY GOLD - OWNER'S COPY

KL #5

MONROE COUNTY BUILDING DEPARTMENT
BUILDING PERMIT

Date Applied: 9/13/91 Prepared by: REINER Date Issued: 10/18/91 Permit No: 9130004739

Permit Type: BUILDING PERMIT - COMMERCIAL

Section	Twnshp	Range	Re	Resub 1	Resub 2	Mile Marker
11	61	39	0043862	00000	00	104

Property Address	Land Use District	Reviewed by
US#1 LT 4 BAYWOOD KEY LARGO	RV	AS

Subdivision Name	Legal Address
	BK LT 4 BAYWOOD KEY LAR

Owner's Name/Address/Telephone	General Contractor
RICARDO'S INVESTMENTS INC P O BOX 75 KEY LARGO FL 33037 305 451-1622	RICARDO'S INVESTMENTS INC P O BOX 75 KEY LARGO FL 33037 305 451-1622

Sub Contractor

Construction	BFE	FFE	FFZ

Approved Water Source	Flood Map Panel NO	Flood Elevation Requirement

# Units	Sq. Ft.	Valuation	Improvements
		35,000	SEWAGE TREAT PLANT-COMM AUDIT NBR 3006601

Schedule of Fees

Remarks:

FEE DESCRIPTION	FEE AMT	AMT PAID	DEBITED	DATE	RCPT NBR
PERMIT FEE	800.00	800.00		09/10/91	

INSTALL SEWAGE TREATMENT PLANT LIFT
STATION AND SEWER [illegible]
DC44-136591-875 [illegible]

PLEASE READ THE REVERSE OF THIS DOCUMENT BEFORE YOU SIGN AS OWNER, CONTRACTOR OR AUTHORIZED AGENT

SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT

BY BUILDING DEPARTMENT

TAX ASSESSOR

K.L. # 045
COMMERCIAL

MONROE COUNTY BUILDING DEPARTMENT
BUILDING PERMIT

Date Applied: 10/09/91 Prepared by: MARY Date Issued: 2/13/92 Permit No. 9130004918
Permit Type: BUILDING PERMIT - AFTER THE FA

Section	Township	Range	Real	Resub	Resub 2	Mile Marker
11	61	39	004396	00000	00	104

Property Address	Land Use District	Reviewed by
US#1 LT 4 BAYWOOD KEY LARGO HK 153931	RV	AS

Subdivision Name	Legal Address
	BK LT 4 BAYWOOD KEY LAR

Owner's Name/Address/Telephone	General Contractor
RICARDO'S INVESTMENTS INC P O BOX 75 KEY LARGO FL 33037 305 451-1622	BRIELER HERBERT F P.O. BOX 1-A TAVERNIER FL 33070 305 852-3274 CGC021596

Sub Contractor

Construction	BEES	JFEES	FLZ

Approved Water Source	Flood Map Panel NO	Flood Elevation Requirement

# Units	Sq Ft	Valuation	Improvements
		40,000	RV - REPLACEMENT

AUDIT NBR 3008154

Schedule of Fees

Remarks:
PER OUR SUPERVISION
PERMIT FEE
FLOOD ZONE AE
AFTER THE FACT REPLACEMENT OF SINGLE
RV UNITS MARKED AS UNITS 1 AND 2 ON SITE
PLAN SHEET 1 DATED 7/17/91 PROVIDED
THAT A SITE INSPECTION FOR VARIANCE
FOR SIDE SETBACK WAS GRANTED
SETBACK INSPECTION REQUIRED
BUILDING APPROVED 12/11/92
AT TWENTY YEAR RECAPTURE
OUTSIDE THE PLANS RAMPHERION SITE
NO NEW FLOOD ENCROACHMENT
COMPLETE CONSTRUCTION WITHIN
SIX MONTHS OF ISSUANCE

PLEASE READ THE REVERSE OF THIS DOCUMENT BEFORE YOU SIGN AS OWNER, CONTRACTOR OR AUTHORIZED AGENT

SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT

BY
BUILDING DEPARTMENT
TAX ASSESSOR

MONROE COUNTY BUILDING DEPARTMENT
BUILDING PERMIT

Date Applied: 3/11/91 Prepared by: MOLKT Date Issued: 7/03/91 Permit No: 9130003090

Permit Type: BUILDING PERMIT - AFTER THE FA

Section	Tnshp	Range	File	Resub 1	Resub 2	Mile Marker
11	61	39	0043562	00000	00	104

Property Address	Land Use District	Reviewed by
US#1 LT 4 BAYWOOD KEY LARGO	RV	AS

Subdivision Name	Legal Address
	BK LT 4 BAYWOOD KEY LAR

Owner's Name/Address/Telephone

RICARDO'S INVESTMENTS INC
P O BOX 75
KEY LARGO FL 33037
305 451-1622

General Contractor

V G CONSTRUCTION
4160 W 16 AVENUE
HIALEAH FL 33012
CG C016676

12/31/91 Good 92 Good

Sub Contractor

Construction	BFE	FFE	FZ
			AE

Approved Water Source	Flood Map Panel No.	Flood Elevation Requirement

# Units	Sq Ft	Valuation	Improvements
OTH		25,000	COMMERCIAL after the fact

Schedule of Fees

Remarks

DESCRIPTION	AMT	PAID	CREDITED	DATE	RCPT NBR
PERMIT FEE	2500.00	2500.00	.00	7/03/91	[illegible]
FIRE MARSHAL FEE	60.00	60.00	.00	7/03/91	[illegible]
RADON GAS NEW CONSTRUCT	8.00	8.00	.00	7/03/91	[illegible]

FLOOD ZONE AE 9' OVERLAY
AFTER THE FACT PERMIT FOR
ENTIRE REPLACEMENT OF WAS PER
APPROVED PLANS. ALL MATERIALS ALREADY
PAID. SUBJECT TO FINAL FIRE MARSHAL
& HEALTH DEPARTMENT SUBJECT TO THE FIRE SAFETY
CODE AND COMPLY WITH TABLE 500.3A
[illegible] ELEVATION
[illegible] CERTIFICATE OF ELEVATION
[illegible] BE RETURNED BEFORE
[illegible] WILL REQUIRE
[illegible] AND UNDERGROUND GAS [illegible]
[illegible]

PLEASE READ THE REVERSE OF THIS DOCUMENT BEFORE YOU SIGN AS OWNER, CONTRACTOR OR AUTHORIZED AGENT

SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT

BY
BUILDING DEPARTMENT
TAX ASSESSOR

AE1539317

00439620 - 000000

11-61-39

BUILDING PERMIT
BUILDING AND ZONING DEPARTMENT
OF
MONROE COUNTY, FLORIDA

DATE June 11, 1981

00439620 - 000000

THIS PERMIT SHALL ALLOW WORK (AS DEFINED UNDER WORK DESCRIPTION BELOW AND AS SHOWN AND SPECIFIED ON PLANS SUBMITTED AND ON FILE IN THE BUILDING DEPARTMENT OFFICES) TO BE PERFORMED ON THE FOLLOWING PROPERTY BY THE OWNER LISTED:

LOT 4 BLOCK _____ SUBDIVISION Baywood SEC _____ T _____ R _____

STREET OR ROAD _____

KELLYS MOTEL?

OWNER Owen Goldman PHONE 451-0131

MAILING ADDRESS P.O. Box 75 Key Largo, Fl. 33037

CBC 017231

CONTRACTOR Cecil Moore PHONE 672-2410

MAILING ADDRESS 1715 Palm Rd., Ormond Beach, Fl.

WORK DESCRIPTION Remodel Motel

REMARKS _____ ESTIMATED VALUE $60,000.00

Remodel 7 Existing Units

12-15-81 good 82 ?

12-22-82 good 83

MAR 2 1983

PERMIT CARD MUST BE DISPLAYED ON STREET SIDE OF LOT IN PERMANENT, SUBSTANTIAL MANNER, AND IN A CONSPICUOUS, SHELTERED LOCATION, ACCESSIBLE TO THE INSPECTOR. PERMIT MUST REMAIN DISPLAYED UNTIL AFTER FINAL INSPECTIONS. ONE COPY OF APPROVED PLANS, BEARING BUILDING DEPARTMENT STAMPS, MUST BE KEPT ON THE JOB SITE, AVAILABLE TO THE INSPECTORS AT THE TIME OF ALL INSPECTIONS.

BUILDING FEE	376.00
PLUMBING FEE	104.00
ELECTRICAL FEE	
TOTAL FEE	$480.00

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN THIRTY (30) DAYS OF ISSUANCE OR IF WORK IS SUSPENDED FOR A PERIOD EXCEEDING NINETY (90) DAYS. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK SHALL BE COMPLIED WITH. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY LOCAL, STATE OR FEDERAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. THIS PERMIT IS NON-TRANSFERABLE, NON-MARKETABLE AND NON-ASSIGNABLE AND ANY ATTEMPTED TRANSFER, SALE OR ASSIGNMENT OF SAID PERMIT SHALL RESULT IN THE AUTOMATIC REVOCATION OF SAID PERMIT.

SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT

HOWARD JOHNSON
BUILDING OFFICIAL

BY Edith Sterling

"FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS"

PERMIT # 9745

ORIGINAL - BUILDING PERMIT - GREEN - ASSESSOR'S COPY - CANARY - OFFICE COPY - PINK - INSPECTOR'S COPY - GOLD - OWNER'S COPY

PERMIT # 9745

A413391220 — 000000

11-61-39

1539317

0043962O-000000

KEY LARGO #5

4-30-58

9238

PERMIT

BUILDING PERMIT
BUILDING AND ZONING DEPARTMENT
OF
MONROE COUNTY, FLORIDA

DATE March 19, 1981

THIS PERMIT SHALL ALLOW WORK (AS DEFINED UNDER WORK DESCRIPTION BELOW AND AS SHOWN AND SPECIFIED ON PLANS SUBMITTED AND ON FILE IN THE BUILDING DEPARTMENT OFFICES) TO BE PERFORMED ON THE FOLLOWING PROPERTY BY THE OWNER LISTED:

LOT 4 BLOCK _____ SUBDIVISION Baywood SEC _____ T _____ R _____

STREET OR ROAD U.S.1. MM 104½

OWNER Key Largo Resorts PHONE 451-0131

MAILING ADDRESS P.O. Box 75 Key Largo, FL. 33037

CONTRACTOR Owner PHONE _____

MAILING ADDRESS _____

WORK DESCRIPTION Remodel & Panel Office & Wood Fence

REMARKS _____ ESTIMATED VALUE $6,000.00

520 L.F. Fence

3 EFF 1ST
CS Wall
250

PERMIT CARD MUST BE DISPLAYED ON STREET SIDE OF LOT IN PERMANENT, SUBSTANTIAL MANNER, AND IN A CONSPICUOUS, SHELTERED LOCATION, ACCESSIBLE TO THE INSPECTOR. PERMIT MUST REMAIN DISPLAYED UNTIL AFTER FINAL INSPECTIONS. ONE COPY OF APPROVED PLANS, BEARING BUILDING DEPARTMENT STAMPS, MUST BE KEPT ON THE JOB SITE, AVAILABLE TO THE INSPECTORS AT THE TIME OF ALL INSPECTIONS.

BUILDING FEE 56.00

PLUMBING FEE _____

ELECTRICAL FEE _____

TOTAL FEE $56.00

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN THIRTY (30) DAYS OF ISSUANCE OR IF WORK IS SUSPENDED FOR A PERIOD EXCEEDING NINETY (90) DAYS. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK SHALL BE COMPLIED WITH. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY LOCAL, STATE OR FEDERAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. THIS PERMIT IS NON-TRANSFERABLE, NON-MARKETABLE AND NON-ASSIGNABLE AND ANY ATTEMPTED TRANSFER, SALE OR ASSIGNMENT OF SAID PERMIT SHALL RESULT IN THE AUTOMATIC REVOCATION OF SAID PERMIT.

SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT

HOWARD JOHNSON
BUILDING OFFICIAL

BY Beth Stoney

"FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS"

PERMIT No. 9238

ORIGINAL - BUILDING PERMIT GREEN - ASSESSOR'S COPY CANARY - OFFICE COPY PINK - INSPECTOR'S COPY GOLD - OWNER'S COPY

KELLY, JAMES P. & HELEN M.
P.O. BOX 75
KEY LARGO, FL 33037

10

BAYWOOD KEY LARGO PB 1-102 SUB OF PT
LOTS 1-2-3-4-5 & 7 SEC 11 TWP 61S R
39E
LOT 4
OR469-397

1 of 2 cards Kelly, Mortal

LAND COMPUTATIONS						
QUAN.-TYPE-DESC.	SIZE-AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
Lot 4	100X305					~~9800~~
						23400
					TOTAL	~~7000~~

'71 $125,000 | KEY LARGO #5

0043962-000000
REAL PROPERTY RECORD CARD
AK 1539317
MONROE COUNTY, FLORIDA

VALUATION TOTALS		
1966	LAND	~~[illegible]~~
	IMPROVEMENTS	~~44,210~~
	TOTAL	~~51,210~~
1967	LAND	~~7,000~~
	IMPROVEMENTS	~~37,050~~
	TOTAL	~~44,050~~
1971	LAND	~~9800~~
	IMPROVEMENTS	~~29,050~~
	TOTAL	~~46,850~~
1974	LAND	~~23400~~
	IMPROVEMENTS	~~45,400~~
	TOTAL	~~68,800~~
1976	LAND	23,400
	IMPROVEMENTS	52,750
	TOTAL	76,150
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	

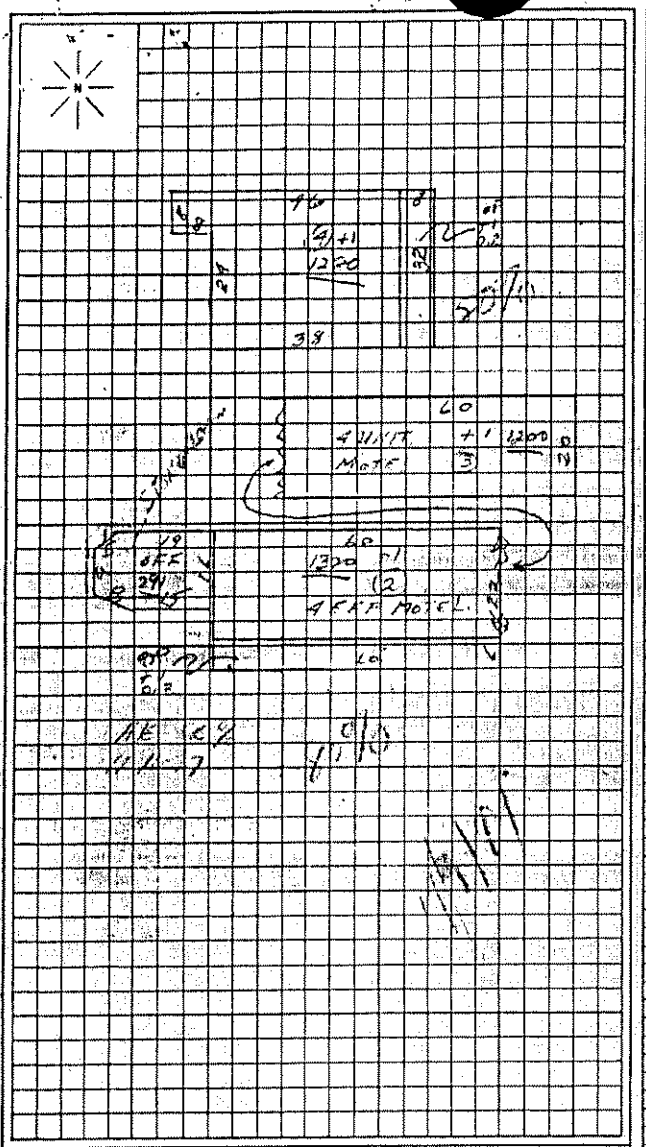
— NOTES —

V= 7352 '76'

28-76

PHOTO
IMP # 3

PHOTO
IMP # 4



CARD 1	SCALE 1" =	LAND USE CODE
PLOTTED	FLDWK. BY	DATE
RANDOM	CLASSED BY	DATE

CONSTRUCTION DATA

IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	STORE ROOM OFFICE	Motel	[illegible]	Dwelling
YEAR BUILT	1958	1958	1956	1925
ROOMS				
Total Rooms				
Eff. Apts.				
___ Rm. Apts.				
___ Rm. Apts.				
No. of Baths		4	4	2
No. of Rest. Rms.				
___ Fixt. R. Rms				
___ Fixt. R. Rms				
Total Fixtures				
FOUNDATION				
Continuous Wall				
Piers	✓	✓	✓	
Piling				
ADJUSTMENTS				
Frame				
Height				
Front & Interior				
Apt. Equiv.				4
Partitions				
Special Use				
EXTERIOR WALLS				
Wallboard				
Corr. Metal				
Corr. Asbestos				
Wd. Fr. Stucco				28
Wd. Fr. Asbestos				
C.B. Plain				
C.B. Stucco	✓ 33	✓ 33	✓ 33	
Wd. Fr. Siding				
Tile Stucco				
Brick				
Reinf. Conc.				
Panel, Glass, Mil.				
ROOF TYPE				
Flat, Shed	✓ 7	✓ 7	✓ 7	7
Hip, Gable				
Bar Joist				
Wood Truss				
Prestressed				
Steel Truss				
ROOF MATERIAL				
Sht. Mil. Roll				2
T. & G., B.U.	✓ 2	✓ 2	✓ 2	
Shing., Wd., Etc.				
Shing., Asbestos				
Tile, Cement				
Tile, Clay				
Bermuda				
Slate				
Gypsum				

IMPROVEMENT	1	2	3	4
INTERIOR FINISH				
Unfinished				
Wd. or Ceil. Bds.				
Wallboard	124	24	24	
Plaster, No Furring	✓	✓	✓	
Plaster, Furring				
Drywall				✓ 30
Wood Panel				
FLOORS				
None				
Single Pine				✓ 75
Concrete		✓		
Conc., Asph. Tile				
Conc., Terrazzo				
Double Pine				
Double Hardwood				
Precast Conc.				
Parquet				
Conc. Q. Tile	✓ 17		✓ 17	
Conc. Cer. Tile				
Marble				
PLUMBING				
None				
Poor		✓		
Good, Plain		✓		✓
Good, Tile	✓		✓	
HEATING				
None				
Unit Heat				
Cntrl. Heating				
Cntrl. Cooling				
Cntrl. Cool & Heat				
ELECTRICITY				
None				
Poor	✓	✓	✓	
Average	✓	✓	✓	✓
Good				
CLASS & SCALE	LIE	HIE	HIE	HIE
CONST. UNITS	98	84	98	87
CLASS UNITS	-12	-12	-12	-12
TOTAL UNITS	86	72	86	75
BASE RATE	13.20	14.72	14.82	14.72
ADJ. RATE	11.35	10.60	12.75	11.04
AREA	241	1392	1200	1331
E.F.	725			500
E.F.		1500	2175	
REP. COST NEW	4028	16255	17475	15194
CONDITION	80	80	80	50
DEP. REP. VALUE	3222	13004	13980	7597

DEPRECIATION ADJUSTMENT

NO.	PHY.	ADJUSTMENT	%	COND
1				
2				
3				
4				

1539317 00439620-000000

REAL PROPERTY RECORD CARD

MONROE COUNTY, FLORIDA

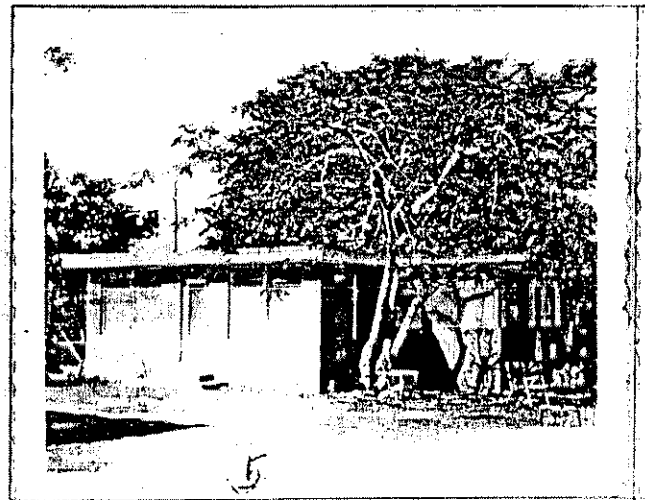
WASSERMAN ETHEL G ET VIR
P O BOX 75
KEY LARGO, FLA

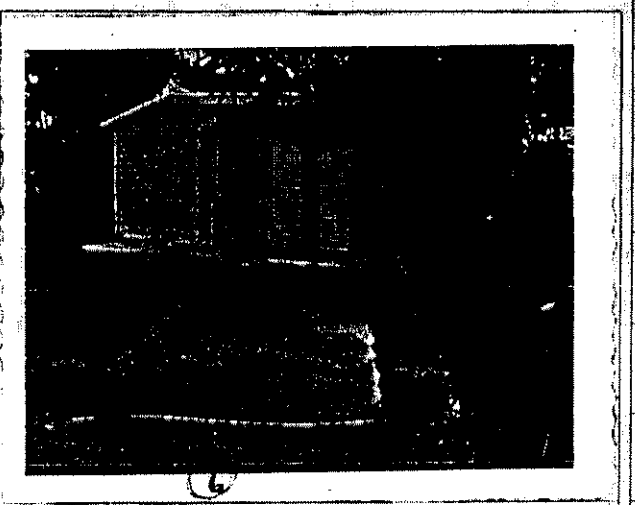
BAYWOOD KEY LARGO PB 1-102 SUB OF PT
LOTS 1-2-3-4-5 & 7 SEC 11 TWP 61S R
39E
LOT 4
G55-447-448 OR188-363-364

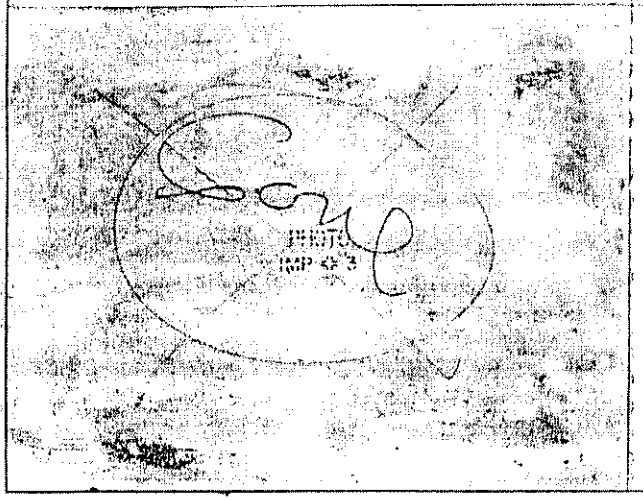
LAND COMPUTATIONS						
QUAN - TYPE - DESC	SIZE - AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
					TOTAL	

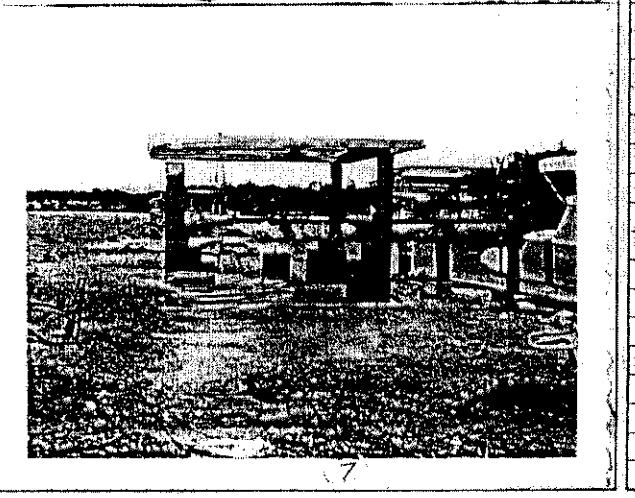
VALUATION TOTALS		
1966	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	

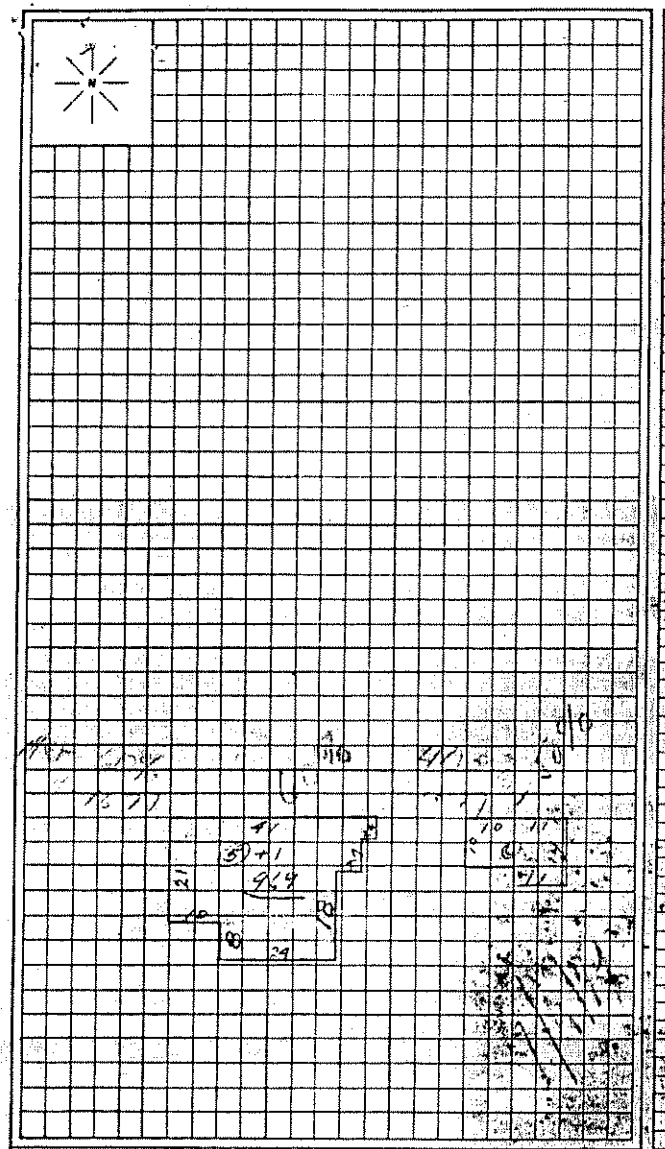
— NOTES —











CARD	/	SCALE 1" =	LAND USE CODE
PLOTTED		FLDWK. BY	DATE
RANDOM		CLASSED BY	DATE

CONSTRUCTION DATA

IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	DWELLING	UTIL. BLDG.	20 x 10 Tool Shed 12 x 14 Garage Shed	
YEAR BUILT		1925	1925	
ROOMS				
Total Rooms				
Eff. Apts.				
___ Rm. Apts.				
___ Rm. Apts.				
No. of Baths	2			
No. of Rest. Rms.				
___ Fixt. R. Rms.				
___ Fixt. R. Rms.				
Total Fixtures				
FOUNDATION				
Continuous Wall	✓			
Piers				
Piling				
ADJUSTMENTS				
Frame				
Height				
Front & Interior				
Apt. Equiv.	✓ 4			
Partitions				
Special Use				
EXTERIOR WALLS				
Wallboard				
Corr. Metal				
Corr. Asbestos				
Wd. Fr. Stucco				
Wd. Fr. Asbestos				
C.B. Plain				
C.B. Stucco	✓ 34	✓ 12		
Wd. Fr. Siding				
Tile Stucco				
Brick				
Reinf. Conc.				
Panel, Glass, Mtl.				
ROOF TYPE				
Flat, Shed	✓ 7	7		
Hip, Gable				
Bar Joist				
Wood Truss				
Prestressed				
Steel Truss				
ROOF MATERIAL				
Cnt. Mtl. Roll				
T. & G. B.U.	✓ 3			
Shing., Wd., Etc.				
Shing., Asbestos				
Tile, Cement				
Tile, Clay				
Bermuda				
Slate				
Gypsum				

IMPROVEMENT	1	2	3	4
INTERIOR FINISH				
Unfinished				
Wd. or Ceil. Bds.	15			
Wallboard	✓ 22			
Plaster, No Furring				
Plaster, Furring				
Drywall				
Wood Panel				
Minimum		✓ 5		
FLOORS				
None				
Single Pine				
Concrete		6		
Conc., Asph. Tile	✓ 7			
Conc., Terrazzo				
Double Pine				
Double Hardwood				
Precast Conc.				
Parquet				
Conc. Q. Tile				
Conc. Cer. Tile				
Marble				
PLUMBING				
None				
Poor				
Good, Plain	✓ 8	✓ 8		
Good, Tile				
HEATING				
None				
Unit Heat				
Cntrl. Heating				
Cntrl. Cooling				
Cntrl. Cool & Heat				
ELECTRICITY				
None				
Poor				
Average	✓ 3	✓ 3		
Good				
CLASS & SCALE	H/E+	LID	TAI	
CONST. UNITS	21	53	21x67	
CLASS UNITS	-6	0	1575	
TOTAL UNITS	73	53		
BASE RATE	15.15	13.20		
ADJ. RATE	16.06	7.00		
AREA	167	254	1344	
E.F.	500			
E.F.				
REP. COST NEW	11,217	1778	8736	
CONDITION	60	50	50	
DEP. REP. VALUE	6730	889	4368	

DEPRECIATION ADJUSTMENT

NO.	PHY.	ADJUSTMENT	%	COND
1				
2				
3				
4				

ALTERNATE KEY: 1539333

NEPTUNE'S

LRJ REALTY INC

1602 ALTON RD - PMB 360
MIAMI BEACH FL 33139

PARCEL 00439630-000100 11-61-39 NBHD 1806
ALT KEY 1539333 MILL GRP 500K PC 39
PHYSICAL ADDR: 104180 OVERSEAS HWY UNIT: 20
Business Name: NEPTUNE'S

LEGAL DESCRIPTION

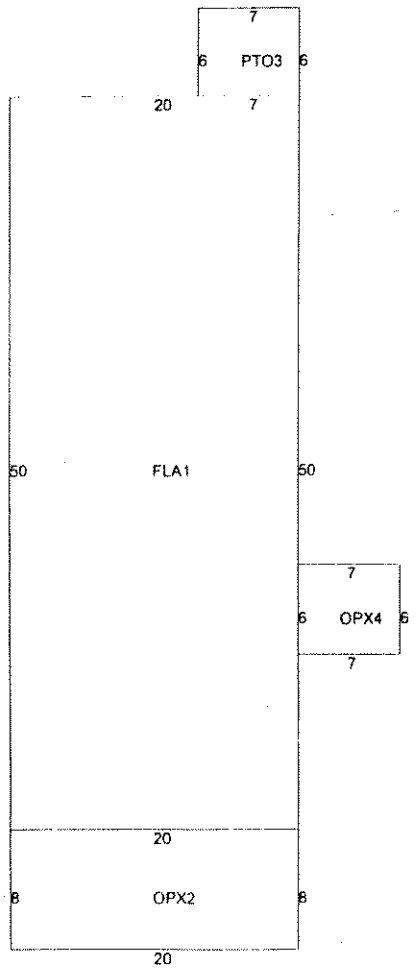
BAYWOOD PB1-102 KEY LARGO
LOT 6 & ADJ 20' STRIP OF RD & (BAY BTM LEASE #440004745 OR1105-1892/03) (JMH) (RES E-519(JMH)) OR282-385/386 OR765-1856 OR765-1857 OR789-1534 OR789-1975 OR889-699/AFF OR1130-2496 OR1152-233(CSP) OR1152-272 OR1152-76(JMH) OR1152-273(JMH) OR1162-1890/LEASE(JMH) OR1162-1890/LEASE(CW) OR1383-1678/89(LEASE #440004745) CW OR1434-1478(CW) OR1691-2138/39CT(CW)

LAND DATA 1

LINE	USE	FRONT	DEPTH	NOTES	# UNIT	TYPE	RATE	DEPTH	LOC	SHP	PHYS	CLASS	JUST	VALUE
1	10HW	0	0	HARBOR/RD	29200.00	SF		1.00	1.00	1.00	1.00			

Building Sketch

Neptunes



Bldg # = 1 of 13

FLA	**1**	R20U50L20D50.
OPX	**2**	R20D8L20U8.U50R13
PTO	**3**	U6R7D6L7.R7D32
OPX	**4**	R7D6L7U6.

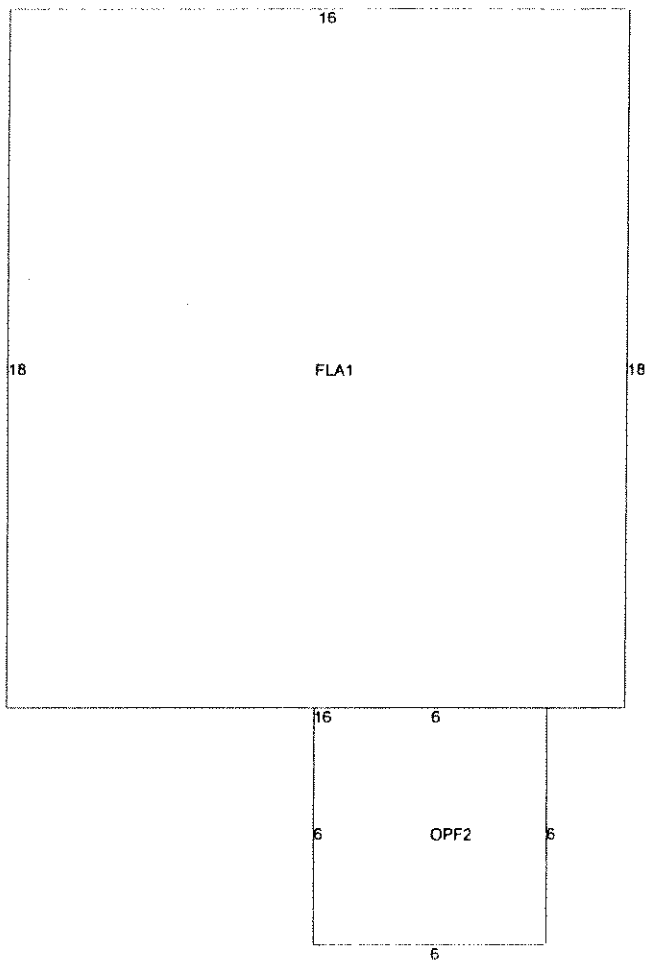
BLDG # 1 WALL TYPE 005 WALL PCT 1.0000
APPRAISER ID APPRAISED ON 1/01/1999 INSPECT DATE / / NEXT REVIEW 1/01/2002
BUILDING NBR 1
EFF AGE GROUP 3 CONDITION A YEAR BUILT 1953 FUNCT OBSOLES .000
QUALITY GRADE 350 LOC OBSOLES .000
IMPROVEMENT TYPE C PERIMETER 140 GRND FLR AREA 1000 NORMAL DEPR 0.2300

SECTION NUMBER	WALL HEIGHT	NBR STY	ROLL YR	PCT FINISH	FLOOR AREA	INT FIN	DESC	PCT	SPRNKLR	A/C
1 FLA	8.0	1	1989	0.0000	1000	17B	OFF BLDG-	0.5000	N	Y
						03B	APTS-B	0.5000	N	Y
2 OPX	0.0	1	1989	0.0000	160	OUF		1.0000	N	N
3 PTO	0.0	1	1989	0.0000	42					
4 OPX	0.0	1	1989	0.0000	42					

BLDG # REFINEMENTS
FIREPLACES 0 ELEVATORS 0 ELEV LANDINGS 0 ESCALATORS 0 RES UNITS 0 KITCHENS 0
2 FIX BATH 0 3 FIX BATH 0 4 FIX BATH 0 EX FIXTURES 8

LINE#	TYPE	DESC	UNIT	NBR UNIT	UNIT PRICE	TOTAL PRICE

Building Sketch



Bldg # = 2 of 13

FLA 1 L16U18R16D18.L2

OPF 2 L6D6R6U6.

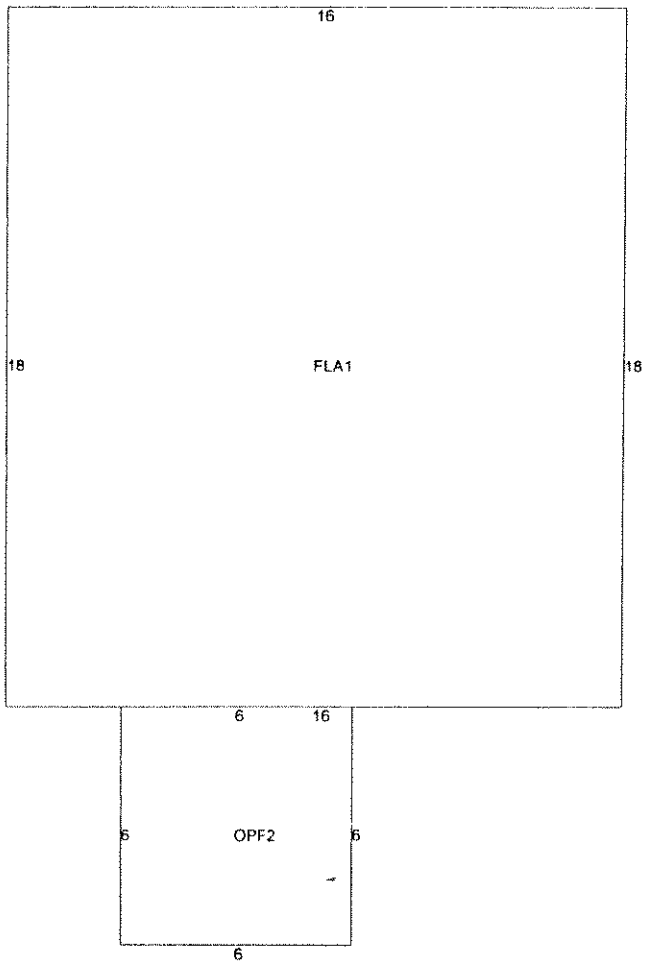
BLDG # 2 WALL TYPE 001 WALL PCT 1.0000
APPRAISER ID APPRAISED ON 1/01/1999 INSPECT DATE / / NEXT REVIEW 1/01/2002
BUILDING NBR 2
EFF AGE GROUP 4 CONDITION A YEAR BUILT 1942 FUNCT OBSOLES .000
QUALITY GRADE 300 LOC OBSOLES .000
IMPROVEMENT TYPE D PERIMETER 68 GRND FLR AREA 288 NORMAL DEPR 0.4000

SECTION NUMBER	WALL HEIGHT	NBR STY	ROLL YR	PCT FINISH	FLOOR AREA	INT FIN	DESC	PCT	SPRNKLR	A/C
1 FLA	8.0	1	1989	0.0000	288	39B	HOTEL/MOT	1.0000	N	Y

2 OPF 0.0 1 1989 0.0000 36
BLDG # REFINEMENTS
FIREPLACES 0 ELEVATORS 0 ELEV LANDINGS 0 ESCALATORS 0 RES UNITS 0 KITCHENS 0
2 FIX BATH 0 3 FIX BATH 0 4 FIX BATH 0 EX FIXTURES 6

LINE#	TYPE	DESC	UNIT	NBR UNIT	UNIT PRICE	TOTAL PRICE

Building Sketch



Bldg # = 3 of 13

FLA 1 L16U18R16D18.L7

OPF 2 L6D6R6U6.

BLDG # 3 WALL TYPE 001 WALL PCT 1.0000
APPRAISER ID APPRAISED ON 1/01/1999 INSPECT DATE / / NEXT REVIEW 1/01/2002
BUILDING NBR 3
EFF AGE GROUP 4 CONDITION A YEAR BUILT 1942 FUNCT OBSOLES .000
QUALITY GRADE 300 LOC OBSOLES .000

IMPROVEMENT TYPE D PERIMETER 68 GRND FLR AREA 288 NORMAL DEPR 0.4000

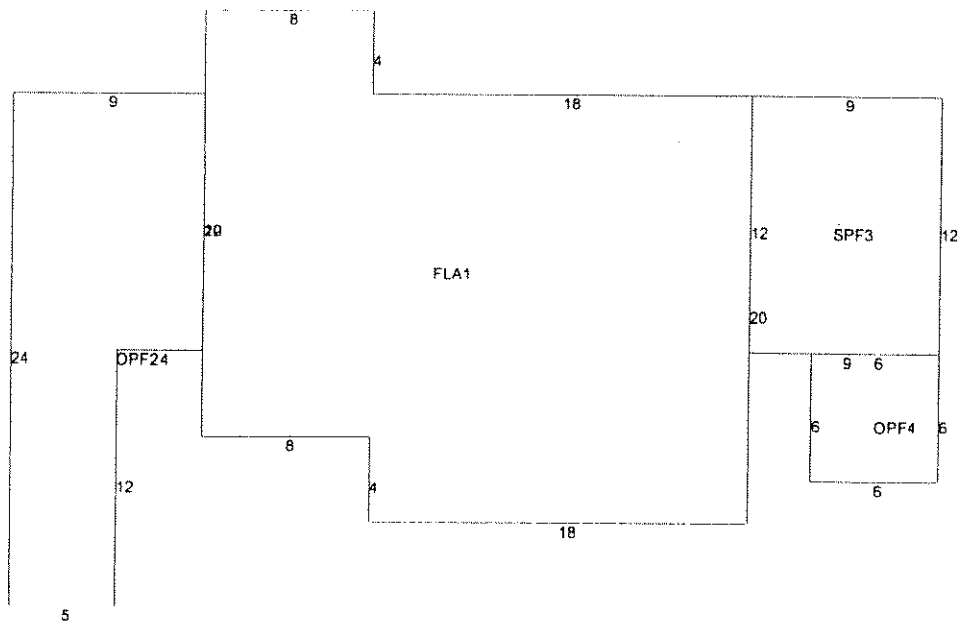
SECTION NUMBER	WALL HEIGHT	NBR STY	ROLL YR	PCT FINISH	FLOOR AREA	INT FIN	DESC	PCT	SPRNKLR	A/C
1 FLA	8.0	1	1989	0.0000	288	39B	HOTEL/MOT	1.0000	N	Y
2 OPF	0.0	1	1989	0.0000	36					

BLDG # REFINEMENTS

FIREPLACES	0 ELEVATORS	0 ELEV LANDINGS	0 ESCALATORS	0 RES UNITS	0 KITCHENS	0
2 FIX BATH	0 3 FIX BATH	0 4 FIX BATH	0 EX FIXTURES	6		

LINE#	TYPE	DESC	UNIT	NBR UNIT	UNIT PRICE	TOTAL PRICE

Building Sketch



5

Bldg # = 4 of 13

FLA 1 R8D4R18U20L18U4L8D20.U4

OPF 2 L4D12L5U24R9D12.R26U12

SPF 3 R9D12L9U12.D12R3

OPF 4 D6R6U6L6.

BLDG # 4 WALL TYPE 001 WALL PCT 1.0000

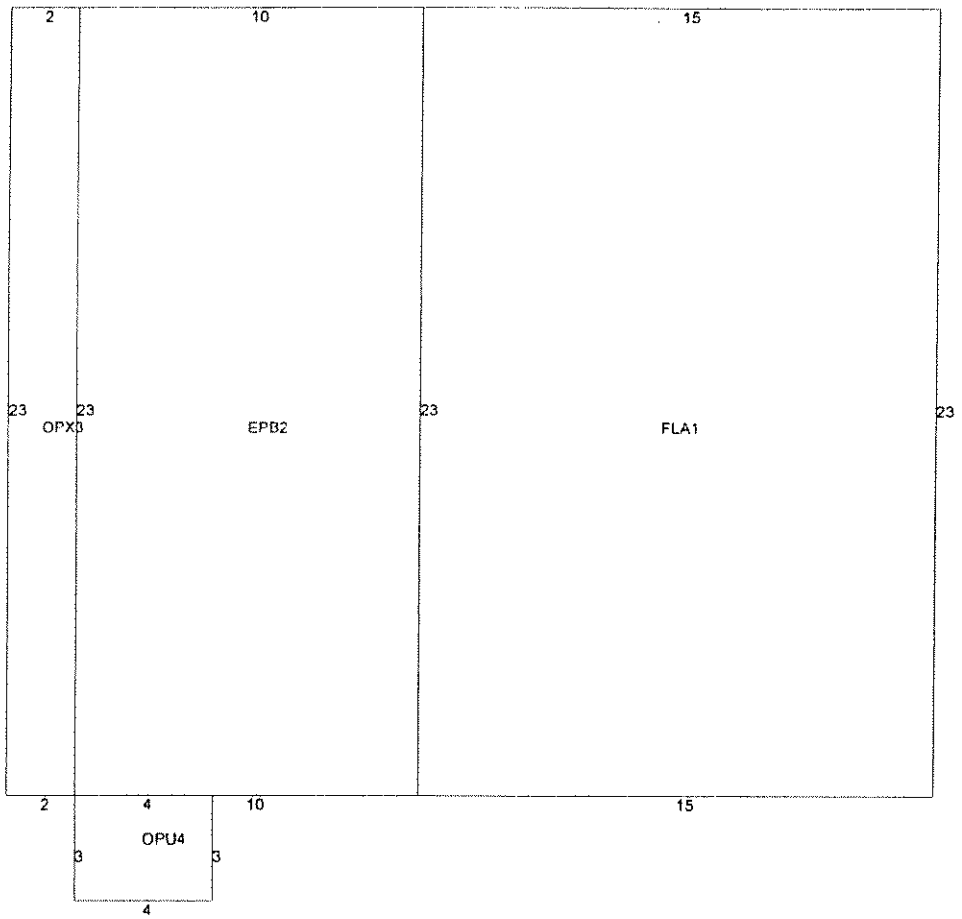
APPRAISER ID APPRAISED ON 1/01/1999 INSPECT DATE / / NEXT REVIEW 1/01/2002
BUILDING NBR 4
EFF AGE GROUP 4 CONDITION A YEAR BUILT 1942 FUNCT OBSOLES .000
QUALITY GRADE 300 LOC OBSOLES .000
IMPROVEMENT TYPE D PERIMETER 100 GRND FLR AREA 520 NORMAL DEPR 0.4000

SECTION NUMBER	WALL HEIGHT	NBR STY	ROLL YR	PCT FINISH	FLOOR AREA	INT FIN	DESC	PCT	SPRNKLR	A/C
1 FLA	8.0	1	1989	0.0000	520	39B	HOTEL/MOT	1.0000	N	Y
2 OPF	0.0	1	1989	0.0000	168	OPF		1.0000	N	N
3 SPF	0.0	1	1989	0.0000	108					
4 OPF	0.0	1	1989	0.0000	36					

BLDG # REFINEMENTS
FIREPLACES 0 ELEVATORS 0 ELEV LANDINGS 0 ESCALATORS 0 RES UNITS 0 KITCHENS 0
2 FIX BATH 0 3 FIX BATH 0 4 FIX BATH 0 EX FIXTURES 6

LINE#	TYPE	DESC	UNIT	NBR UNIT	UNIT PRICE	TOTAL PRICE

Building Sketch



Bldg # = 5 of 13

FLA 1 R15U23L15D23.

EPB 2 L10U23R10D23.L10

OPX 3 L2U23R2D23.

OPU 4 D3R4U3L4.

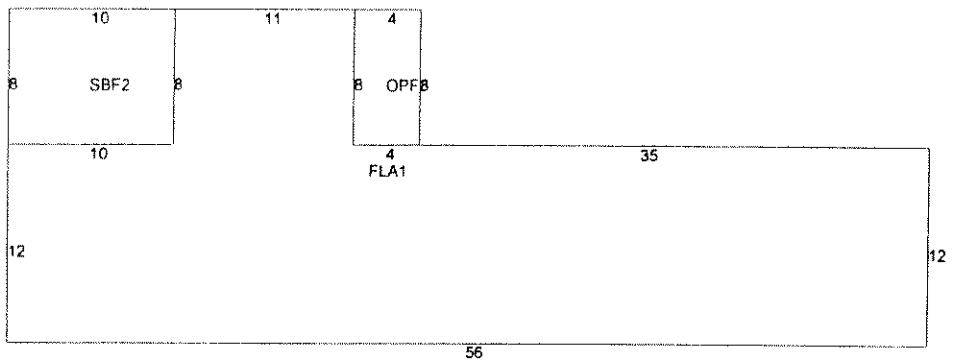
BLDG # 5 WALL TYPE 001 WALL PCT 1.0000
APPRAISER ID APPRAISED ON 1/01/1999 INSPECT DATE / / NEXT REVIEW 1/01/2002
BUILDING NBR 5
EFF AGE GROUP 4 CONDITION A YEAR BUILT 1948 FUNCT OBSOLES .000
QUALITY GRADE 350 LOC OBSOLES .000
IMPROVEMENT TYPE C PERIMETER 76 GRND FLR AREA 345 NORMAL DEPR 0.3500

SECTION NUMBER	WALL HEIGHT	NBR STY	ROLL YR	PCT FINISH	FLOOR AREA	INT FIN	DESC	PCT	SPRNKLR	A/C
1 FLA	8.0	1	1989	0.0000	345	39B	HOTEL/MOT	1.0000	N	Y
2 EPB	0.0	1	1989	0.0000	230	SPF		1.0000	N	N
3 OPX	0.0	1	1989	0.0000	46	OPF		1.0000	N	N
4 OPU	0.0	1	1989	0.0000	12					

BLDG # REFINEMENTS
FIREPLACES 0 ELEVATORS 0 ELEV LANDINGS 0 ESCALATORS 0 RES UNITS 0 KITCHENS 0
2 FIX BATH 0 3 FIX BATH 0 4 FIX BATH 0 EX FIXTURES 6

LINE#	TYPE	DESC	UNIT	NBR UNIT	UNIT PRICE	TOTAL PRICE

Building Sketch



Bldg # = 6 of 13

FLA 1 R56U12L35U8L11D8L10D12.U12

SBF 2 U8R10D8L10.U8R21

OPF 3 R4D8L4U8.

BLDG # 6 WALL TYPE 008 WALL PCT 1.0000
APPRAISER ID APPRAISED ON 1/01/1999 INSPECT DATE / / NEXT REVIEW 1/01/2002
BUILDING NBR 6
EFF AGE GROUP 3 CONDITION A YEAR BUILT 1969 FUNCT OBSOLES .000
QUALITY GRADE 250 LOC OBSOLES .000

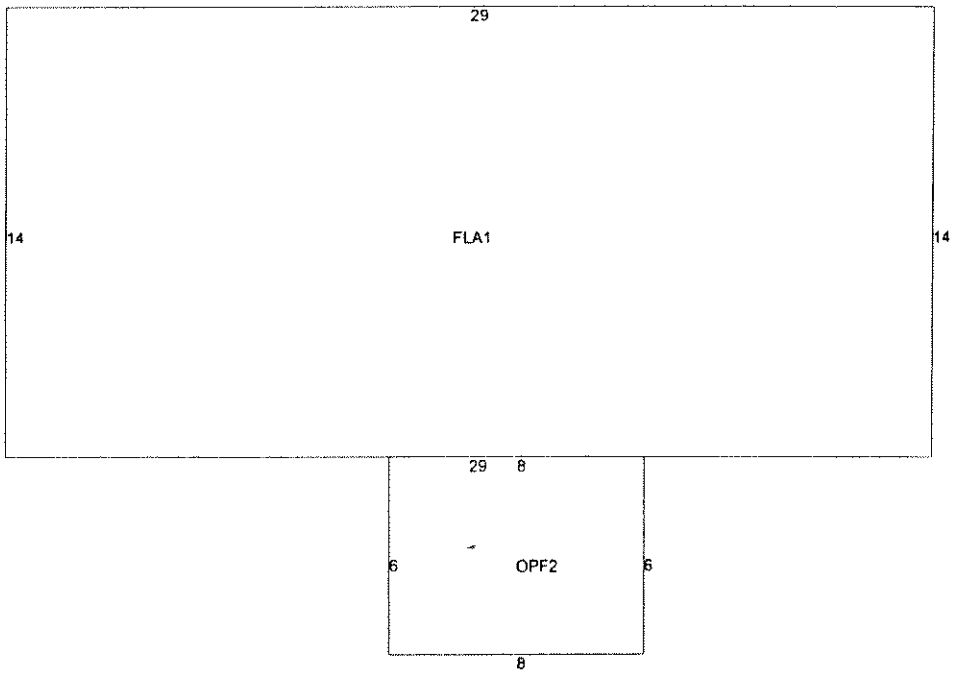
IMPROVEMENT TYPE S PERIMETER 152 GRND FLR AREA 760 NORMAL DEPR 0.2300

SECTION NUMBER	WALL HEIGHT	NBR STY	ROLL YR	PCT FINISH	FLOOR AREA	INT FIN	DESC	PCT	SPRNKLR	A/C
1 FLA	8.0	1	1989	0.0000	760	03B	APTS-B	0.8000	N	Y
						17B	OFF BLDG-	0.2000	N	Y
2 SBF	0.0	1	1989	0.0000	80					
3 OPF	0.0	1	1989	0.0000	32					

BLDG # REFINEMENTS
FIREPLACES 0 ELEVATORS 0 ELEV LANDINGS 0 ESCALATORS 0 RES UNITS 0 KITCHENS 0
2 FIX BATH 0 3 FIX BATH 0 4 FIX BATH 0 EX FIXTURES 6

LINE# TYPE DESC UNIT NBR UNIT UNIT PRICE TOTAL PRICE

Building Sketch



Bldg # = 7 of 13

FLA 1 U14R29D14L29.R12

OPF 2 D6R8U6L8.

BLDG # 7 WALL TYPE 002 WALL PCT 1.0000
APPRAISER ID APPRAISED ON 1/01/1999 INSPECT DATE / / NEXT REVIEW 1/01/2002
BUILDING NBR 7

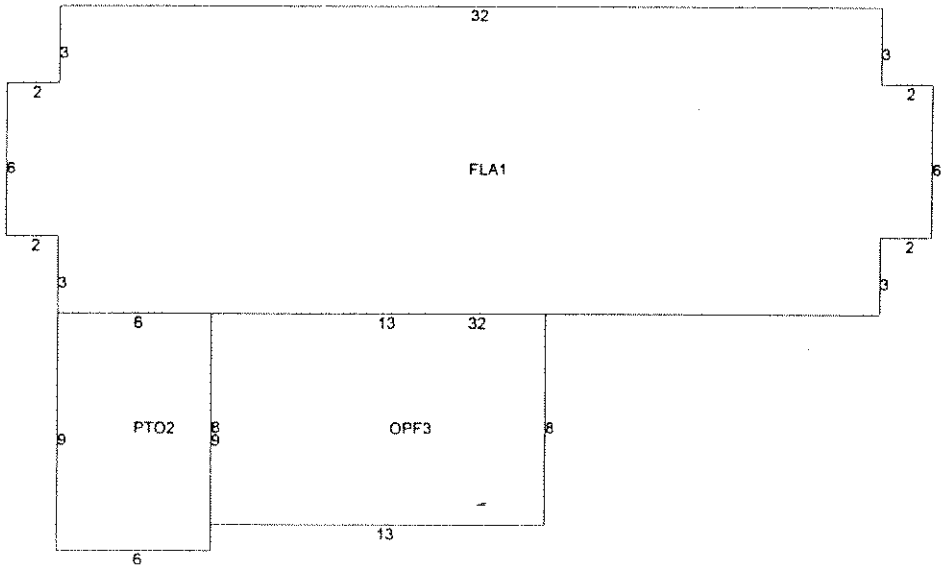
EFF AGE GROUP 2 CONDITION E YEAR BUILT 1990 FUNCT OBSOLES .000
QUALITY GRADE 250 LOC OBSOLES .000
IMPROVEMENT TYPE S PERIMETER 86 GRND FLR AREA 406 NORMAL DEPR 0.1000

SECTION NUMBER	WALL HEIGHT	NBR STY	ROLL YR	PCT FINISH	FLOOR AREA	INT FIN	DESC	PCT	SPRNKLR	A/C
1 FLA	8.0	1	1997	0.0000	406	03C	APARTMENT	1.0000	N	Y
2 OPF	0.0	1	1997	0.0000	48					

BLDG # REFINEMENTS
FIREPLACES 0 ELEVATORS 0 ELEV LANDINGS 0 ESCALATORS 0 RES UNITS 0 KITCHENS 0
2 FIX BATH 0 3 FIX BATH 0 4 FIX BATH 0 EX FIXTURES 9

LINE# TYPE DESC UNIT NBR UNIT UNIT PRICE TOTAL PRICE

Building Sketch



Bldg # = 8 of 13

FLA 1 U3L2U6R2U3R32D3R2D6L2D3L32.

PTO 2 D9R6U9L6.R6

OPF 3 D8R13U8L13.

BLDG # 8 WALL TYPE 002 WALL PCT 1.0000
APPRAISER ID APPRAISED ON 1/01/1999 INSPECT DATE / / NEXT REVIEW 1/01/2002
BUILDING NBR 8

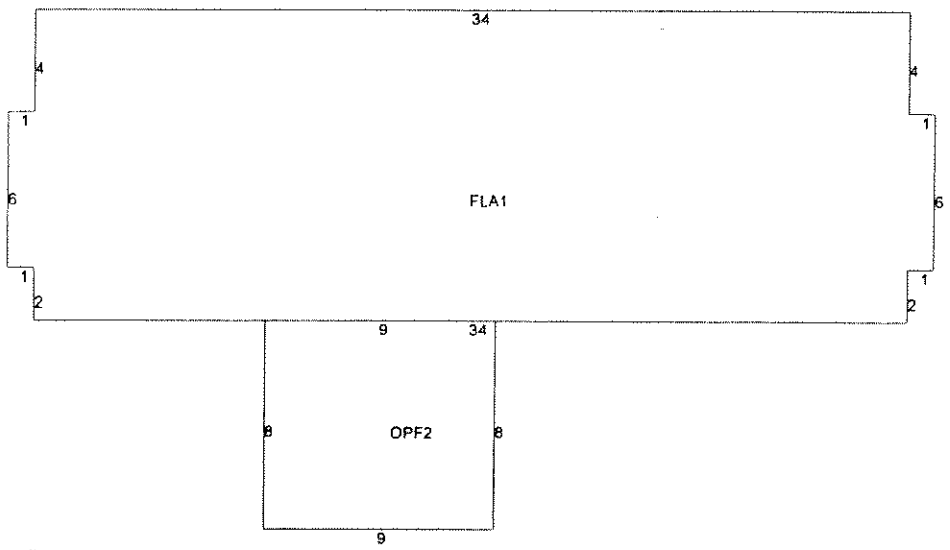
EFF AGE GROUP 2 CONDITION E YEAR BUILT 1990 FUNCT OBSOLES .000
QUALITY GRADE 250 LOC OBSOLES .000
IMPROVEMENT TYPE S PERIMETER 96 GRND FLR AREA 408 NORMAL DEPR 0.1000

SECTION NUMBER	WALL HEIGHT	NBR STY	ROLL YR	PCT FINISH	FLOOR AREA	INT FIN	DESC	PCT	SPRNKLR	A/C
1 FLA	8.0	1	1997	0.0000	408	03C	APARTMENT	1.0000	N	Y
2 PTO	0.0	1	1997	0.0000	54					
3 OPF	0.0	1	1997	0.0000	104					

BLDG # REFINEMENTS
FIREPLACES 0 ELEVATORS 0 ELEV LANDINGS 0 ESCALATORS 0 RES UNITS 0 KITCHENS 0
2 FIX BATH 0 3 FIX BATH 2 4 FIX BATH 0 EX FIXTURES 0

LINE# TYPE DESC UNIT NBR UNIT UNIT PRICE TOTAL PRICE

Building Sketch



Bldg # = 9 of 13

FLA 1 U2L1U6R1U4R34D4R1D6L1D2L34.R9

OPF 2 D8R9U8L9.

BLDG # 9 WALL TYPE 002 WALL PCT 1.0000
APPRAISER ID APPRAISED ON 1/01/1999 INSPECT DATE / / NEXT REVIEW 1/01/2002
BUILDING NBR 9
EFF AGE GROUP 2 CONDITION E YEAR BUILT 1990 FUNCT OBSOLES .000

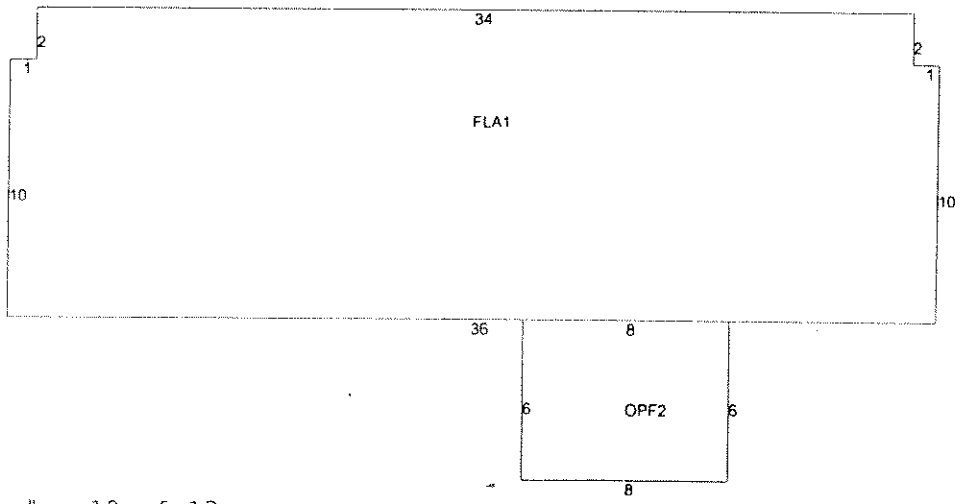
QUALITY GRADE 250
IMPROVEMENT TYPE S PERIMETER 96 GRND FLR AREA 420 LOC OBSOLES .000
NORMAL DEPR 0.1000

SECTION NUMBER	WALL HEIGHT	NBR STY	ROLL YR	PCT FINISH	FLOOR AREA	INT FIN	DESC	PCT	SPRNKLR	A/C
1 FLA	8.0	1	1997	0.0000	420	03C	APARTMENT	1.0000	N	Y
2 OPF	0.0	1	1997	0.0000	72					

BLDG # REFINEMENTS
FIREPLACES 0 ELEVATORS 0 ELEV LANDINGS 0 ESCALATORS 0 RES UNITS 0 KITCHENS 0
2 FIX BATH 0 3 FIX BATH 0 4 FIX BATH 0 EX FIXTURES 9

LINE#	TYPE	DESC	UNIT	NBR UNIT	UNIT PRICE	TOTAL PRICE

Building Sketch



Bldg # = 10 of 13

FLA 1 U10R1U2R34D2R1D10L36.R20

OPF 2 D6R8U6L8.

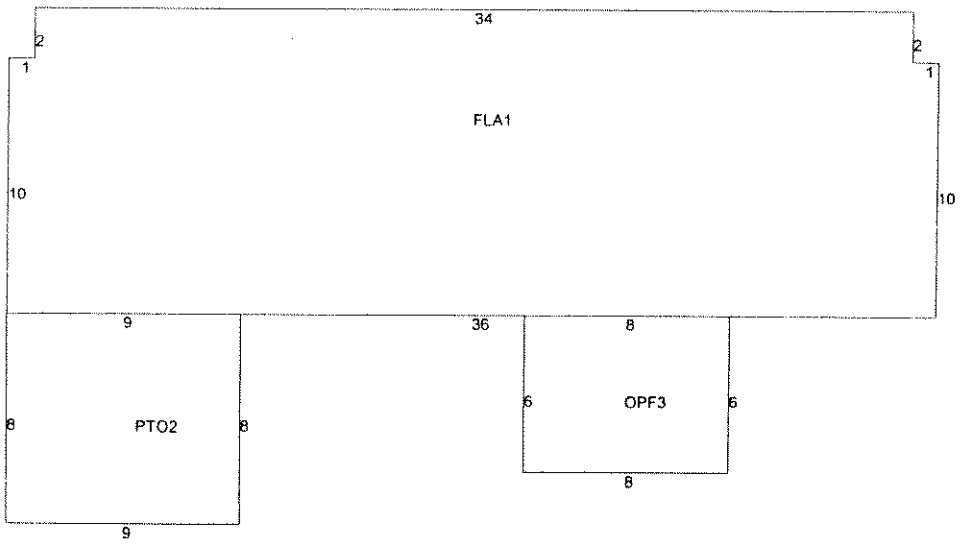
BLDG # 10 WALL TYPE 002 WALL PCT 1.0000
APPRAISER ID APPRAISED ON 1/01/1999 INSPECT DATE / / NEXT REVIEW 1/01/2002
BUILDING NBR 10
EFF AGE GROUP 2 CONDITION E YEAR BUILT 1990 FUNCT OBSOLES .000
QUALITY GRADE 250 LOC OBSOLES .000
IMPROVEMENT TYPE S PERIMETER 96 GRND FLR AREA 428 NORMAL DEPR 0.1000

SECTION NUMBER	WALL HEIGHT	NBR STY	ROLL YR	PCT FINISH	FLOOR AREA	INT FIN	DESC	PCT	SPRNKLR	A/C
1 FLA	8.0	1	1997	0.0000	428	03C	APARTMENT	1.0000	N	Y
2 OPF	0.0	1	1997	0.0000	48					

BLDG # REFINEMENTS
FIREPLACES 0 ELEVATORS 0 ELEV LANDINGS 0 ESCALATORS 0 RES UNITS 0 KITCHENS 0
2 FIX BATH 0 3 FIX BATH 0 4 FIX BATH 0 EX FIXTURES 9

LINE#	TYPE	DESC	UNIT	NBR UNIT	UNIT PRICE	TOTAL PRICE

Building Sketch



Bldg # = 11 of 13

FLA 1 U10R1U2R34D2R1D10L36.

PTO 2 D8R9U8L9.R20

OPF 3 D6R8U6L8.

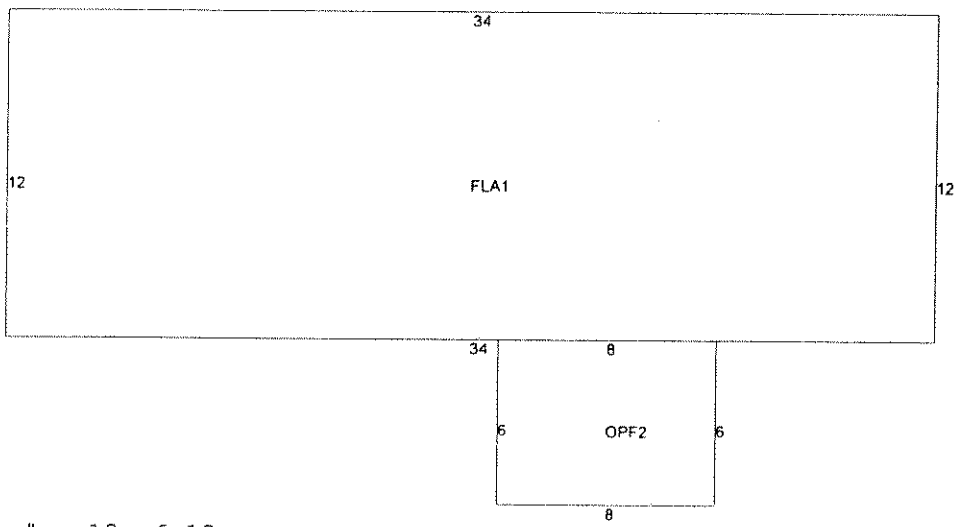
BLDG # 11 WALL TYPE 002 WALL PCT 1.0000
APPRAISER ID APPRAISED ON 1/01/1999 INSPECT DATE / / NEXT REVIEW 1/01/2002
BUILDING NBR 11
EFF AGE GROUP 2 CONDITION E YEAR BUILT 1990 FUNCT OBSOLES .000
QUALITY GRADE 250 LOC OBSOLES .000
IMPROVEMENT TYPE S PERIMETER 96 GRND FLR AREA 428 NORMAL DEPR 0.1000

SECTION NUMBER	WALL HEIGHT	NBR STY	ROLL YR	PCT FINISH	FLOOR AREA	INT FIN	DESC	PCT	SPRNKLR	A/C
1 FLA	8.0	1	1997	0.0000	428	03C	APARTMENT	1.0000	N	Y
2 PTO	0.0	1	1997	0.0000	72					
3 OPF	0.0	1	1997	0.0000	48					

BLDG # REFINEMENTS
FIREPLACES 0 ELEVATORS 0 ELEV LANDINGS 0 ESCALATORS 0 RES UNITS 0 KITCHENS 0
2 FIX BATH 0 3 FIX BATH 0 4 FIX BATH 0 EX FIXTURES 9

LINE#	TYPE	DESC	UNIT	NBR UNIT	UNIT PRICE	TOTAL PRICE

Building Sketch



Bldg # = 12 of 13

FLA 1 U12R34D12L34.R18

OPF 2 D6R8U6L8.

BLDG # 12 WALL TYPE 002 WALL PCT 1.0000
APPRAISER ID APPRAISED ON 1/01/1999 INSPECT DATE / / NEXT REVIEW 1/01/2002
BUILDING NBR 12
EFF AGE GROUP 2 CONDITION E YEAR BUILT 1990 FUNCT OBSOLES .000
QUALITY GRADE 250 LOC OBSOLES .000
IMPROVEMENT TYPE S PERIMETER 92 GRND FLR AREA 408 NORMAL DEPR 0.1000

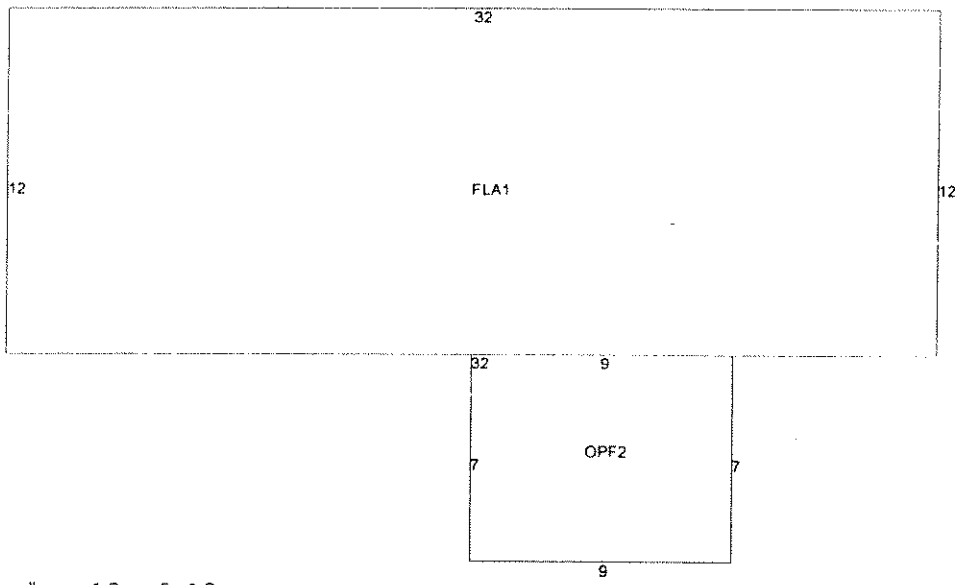
SECTION NUMBER	WALL HEIGHT	NBR STY	ROLL YR	PCT FINISH	FLOOR AREA	INT FIN	DESC	PCT	SPRNKLR	A/C

1 FLA	8.0	1	1997	0.0000	408	03C	APARTMENT	1.0000	N	Y
2 OPF	0.0	1	1997	0.0000	48					

BLDG # REFINEMENTS
FIREPLACES 0 ELEVATORS 0 ELEV LANDINGS 0 ESCALATORS 0 RES UNITS 0 KITCHENS 0
2 FIX BATH 0 3 FIX BATH 0 4 FIX BATH 0 EX FIXTURES 9

LINE# TYPE DESC UNIT NBR UNIT UNIT PRICE TOTAL PRICE

Building Sketch



Bldg # = 13 of 13

FLA 1 U12R32D12L32.R16

OPF 2 D7R9U7L9.

BLDG # 13 WALL TYPE 002 WALL PCT 1.0000
APPRAISER ID APPRAISED ON 1/01/1999 INSPECT DATE / / NEXT REVIEW 1/01/2002
BUILDING NBR 13
EFF AGE GROUP 2 CONDITION E YEAR BUILT 1990 FUNCT OBSOLES .000
QUALITY GRADE 250 LOC OBSOLES .000
IMPROVEMENT TYPE S PERIMETER 88 GRND FLR AREA 384 NORMAL DEPR 0.1000

SECTION NUMBER	WALL HEIGHT	NBR STY	ROLL YR	PCT FINISH	FLOOR AREA	INT FIN	DESC	PCT	SPRNKLR	A/C
1 FLA	8.0	1	1997	0.0000	384	03C	APARTMENT	1.0000	N	Y

2 OPF 0.0 1 1997 0.0000 63

BLDG # REFINEMENTS

FIREPLACES 0 ELEVATORS 0 ELEV LANDINGS 0 ESCALATORS 0 RES UNITS 0 KITCHENS 0

2 FIX BATH 0 3 FIX BATH 0 4 FIX BATH 0 EX FIXTURES 9

LINE# TYPE DESC UNIT NBR UNIT UNIT PRICE TOTAL PRICE

MISCELLANEOUS IMPROVEMENTS

NBR	TYPE	X	NUMBER	UNITS	TYPE	LENGTH	WIDTH	YEAR	YR CONST	GRADE	LIFE	RCN VALUE	DEPR VALUE	DATE ADDED
1	TK2	1	342.00	SF		19.0	18.0	1980	1979	5	40			
2	DK4	1	642.00	SF		107.0	6.0	1980	1979	3	40			
3	FN2	1	910.00	SF		130.0	7.0	1980	1979	3	30			
4	DK4	1	238.00	SF		17.0	14.0	1980	1979	3	40			
5	PT3	1	39.00	SF		3.0	13.0	1980	1979	2	50			
6	PT3	1	92.00	SF		23.0	4.0	1980	1979	2	50			
7	FN2	1	2,484.00	SF		414.0	6.0	1991	1990	1	30			
8	DK4	1	180.00	SF		90.0	2.0	1980	1979	3	40			
9	WF2	1	1.00	UT		0.0	0.0	2000	1999	1	20			
10	AP2	1	2,120.00	SF		40.0	53.0	1980	1979	2	25			
11	AC2	1	24.00	UT		0.0	0.0	1997	1996	2	20			

APPRAISER NOTES

2002/4/26 BUILDING #1 = MOTEL/DIVE OFFICE AND UNIT 101
BUILDING #2 = UNIT 104, BUILDING #3 = UNIT 105
BUILDING #4 = UNIT 108, BUILDING #5 = UNIT 114 (OWNERS RESIDENCE) BUILDING #6 = UNIT 109
BUILDING # 7 = UNITS 102 &103, BULDING # 8 = UNITS 106 & 107,
BUILDING # 9 = UNITS 110 &111, BUILDING # 10 = UNITS 112 &113,
BUILDING # 11 = UNITS 115 & 116, BUILDING # 12 = UNITS 117 & 118,
BUILDING # 13 = UNITS 119 & 120
ALL MOBILE UNITS HAVE NO LICENSE PLATES OR RP STICKERS ALL MOBILE UNITS ARE ON PERMANANT FOUNDATIONS WITH PERMANANT HOOKUPS. TOTAL OF 20 RENTAL UNITS TCF

TPP 8706049 - NEPTUNE'S HIDEAWAY RESORT & SPA

BUILDING PERMITS

LINE	BLDG	NUMBER	ISSUE	COMPLETE	AMOUNT	DESCRIPTION
1	0	1303064	8/09/2001	10/22/2001	1	ROOF FOR CHICKEE

HISTORY OF TAXABLE VALUES

TAX YEAR	VM	JUST LAND	CLASS LND	BLDG	MISC/EQIP	JUSTVALUE	ASSDVALUE	EXEMPT	TAX VALUE
11/01/1982	1	53130	0	52391	2129	107650	0	0	107650
11/01/1983	1	53130	0	53335	2129	108594	0	0	108594
11/01/1984	1	77520	0	53335	2129	132984	0	0	132984
11/01/1985	1	77520	0	55839	2129	135488	0	0	135488
11/01/1986	1	77520	0	58447	2129	138096	0	0	138096
11/01/1987	1	77520	0	58177	2129	137826	0	0	137826
11/01/1988	1	101660	0	59129	2129	162918	0	0	162918
11/01/1989	3	248625	0	188066	10787	349338	0	0	349338
11/01/1990	3	267750	0	188066	10378	350800	0	0	350800
11/01/1991	1	314000	0	203006	10060	527066	0	0	527066
11/01/1992	1	333625	0	203006	9979	546610	0	0	546610
11/01/1993	1	371000	0	203006	9666	583672	0	0	583672
11/01/1994	1	371000	0	203006	9228	583234	0	0	583234
11/01/1995	0	371000	0	203006	8920	508503	0	0	508503
11/01/1996	0	371000	0	203006	8497	508503	0	0	508503
11/01/1997	1	635100	0	451637	8169	1094906	0	0	1094906
11/01/1998	1	635100	0	451637	7750	1094487	0	0	1094487
11/01/1999	1	635100	0	677456	7497	1320053	0	0	1320053
11/01/2000	1	635100	0	677456	7136	1319692	0	0	1319692

11/01/2001	1	635100	0	677456	12464	1325020	0	0	1325020
11/01/2002	0	438000	0	469745	29758	1875864	0	0	1875864
11/01/2003	0	438000	0	469720	28390	1969657	0	0	1969657
11/01/2004	0	438000	0	469720	26815	1704067	0	0	1704067

SALES HISTORY

O.R. BOOK	O.R. PAGE	SALE DATE	INSTRUMENT		TRAN CODE	QUAL UNQUAL		VAC IMPR	SALE PRICE	APPR VALUE	CHG DATE
1691	2138	4/30/2001	CT	CERTIFICAT	0	T	trustee d	I	1,021,000	1,325,020	10/29/2001
1434	1478	12/01/1996	WD	WARRANTY D	0	K	relation-	I	1,500,000	0	/ /
1152	233	11/01/1990	WD	WARRANTY D	0	Q	qualified	I	650,000	0	/ /

WASSERMAN GEORGE H ET UX
P.O. BOX 1667
KEY LARGO, FL 33037

2220

BAYWOOD KEY LARGO PB 1-102 SUB OF PT LOTS 1-2-3-4-5 & 7 SEC 11 TWP 61S R 39E
LOT 6
OR282-386

1 of 2 CARDS.

00439630-000000

REAL PROPERTY RECORD CARD

MONROE COUNTY, FLORIDA

AK-1539333

LAND COMPUTATIONS						
QUAN.-TYPE-DESC.	SIZE-AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
Lot 6	100X273					9800
Ser. Plat						
					TOTAL	

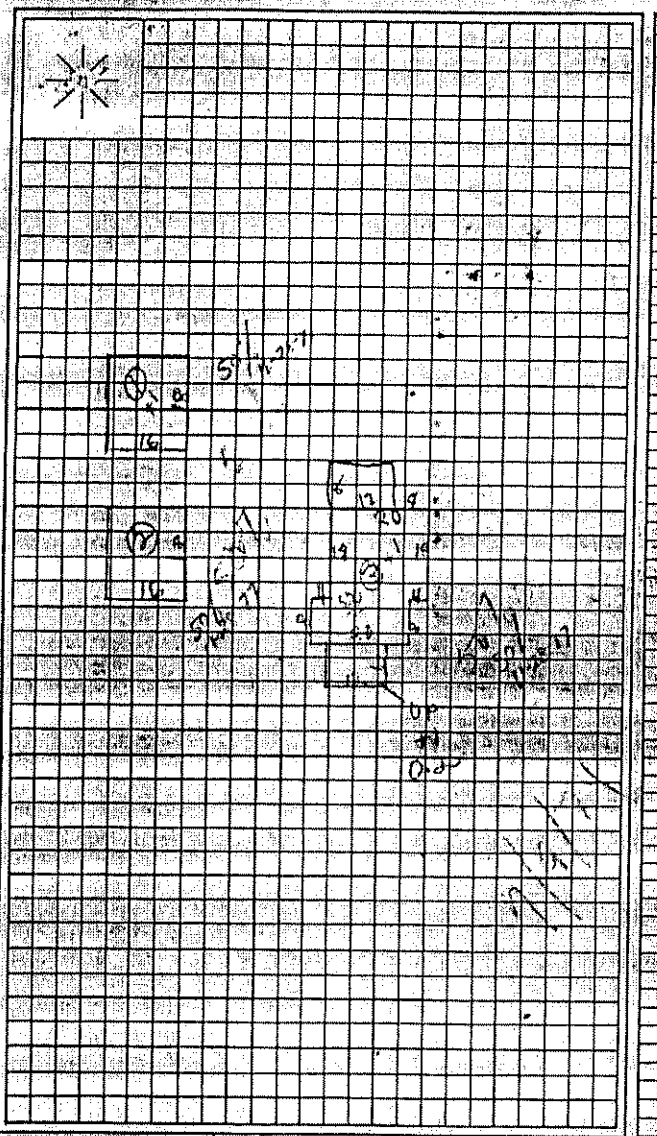
VALUATION TOTALS		
1966	LAND	7000
	IMPROVEMENTS	13350
	TOTAL	20350
1971	LAND	9800
	IMPROVEMENTS	13850
	TOTAL	23150
1972	LAND	9800
	IMPROVEMENTS	30853
	TOTAL	40653
1973	LAND	9800
	IMPROVEMENTS	30853
	TOTAL	40653
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	

— NOTES —

DEC. 1972
LAND VALUE SHOULD BE 9800
INSTEAD OF 13 3/5. AS SHOWN
OR LESS 3550 A TOTAL OF
$40,653. — SRS.
CORRECT CARD FOR '73
RP-CB 1746

PHOTO
IMP #3

PHOTO
IMP #4



CARD		SCALE 1"=	LAND USE CODE
PLOTTED		FLDWK. BY	DATE
RANDOM		CLASSED BY	DATE

CONSTRUCTION, DATA

IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	Apt Cottages	Cottages	Motel Cottage	[illegible]
YEAR BUILT			1942	
ROOMS				
Total Rooms				
Eff. Apts.				
___ Rm. Apts.				
___ Rm. Apts.				
No. of Baths				
No. of Rest Rms.				
___ Fixt. R. Rms.				
___ Fixt. R. Rms.				
Total Fixtures				
FOUNDATION				
Continuous Wall	✓	✓	✓	
Piers				
Piling				
ADJUSTMENTS				
Frame				
Height				
Front & Interior				
Apt. Equiv.				
Partitions				
Special Use				
EXTERIOR WALLS				
Wallboard				
Corr. Metal				
Corr. Asbestos				
Wd. Fr. Stucco				
Wd. Fr. Asbestos				
C.B. Plain				
C.B. Stucco				
Wd. Fr. Siding	✓ 20	✓ 30	✓ 20	
Tile Stucco				
Brick				
Reinf. Conc.				
Panel, Glass, Mtl.				
ROOF TYPE				
Flat, Shed				
Hip, Gable	✓ 8	✓ 8	✓ 8	
Bar Joist				
Wood Truss				
Prestressed				
Steel Truss				
ROOF MATERIAL				
Sht. Mtl. Roll	✓ 2	✓ 2	✓ 2	
T. & G., B.U.				
Shing., Wd., Etc.				
Shing., Asbestos				
Tile, Cement				
Tile, Clay				
Bermuda				
Slate				
Gypsum				

IMPROVEMENT	1	2	3	4
INTERIOR FINISH				
Unfinished				
Wd. or Cell. Bds.				
Wallboard	✓ 16	✓ 16	✓ 16	
Plaster, No Furring				
Plaster, Furrng				
Drywall				
Wood Panel				
FLOORS				
None				
Single Pine	✓ 25	✓ 25	✓ 25	
Concrete				
Conc., Asph. Tile				
Conc., Terrazzo				
Double Pine				
Double Hardwood				
Precast Conc.				
Parquet				
Conc. Q. Tile				
Conc. Cer. Tile				
Marble				
PLUMBING				
None				
Poor				
Good, Plain	✓ 8	✓ 8	✓ 8	
Good, Tile				
HEATING				
None				
Unit Heat				
Cntrl. Heating				
Cntrl. Cooling				
Cntrl. Cool & Heat				
ELECTRICITY				
None				
Poor				
Average	✓ 2	✓ 2	✓ 2	

CLASS & SCALE	HIE	HIE	HIE	CONC
CONST. UNITS	74	74	74	
CLASS UNITS	-12	-12	-12	
TOTAL UNITS	62	62	62	
BASE RATE	17.38	17.38	17.38	35/SF
ADJ. RATE	10.78	10.78	10.78	
AREA	288	288	544	11%
E.F.				
E.F.				
REP. COST NEW	3105	3105	5864	95%
CONDITION	50	50	50	60
DEP. REP. VALUE	1552	1552	2932	57

DEPRECIATION ADJUSTMENT

NO.	PHY.	ADJUSTMENT	%	COND
1				
2				
3				
4				

WASSERMAN GEORGE H ET.UX

2 OF 2 CARDS. 2 OF 5

00439630-000100 43964

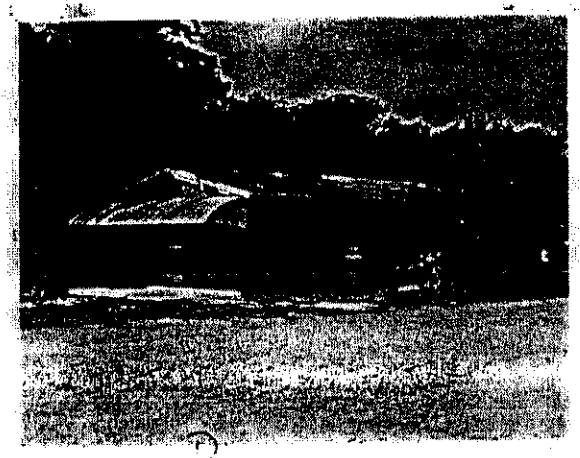
REAL PROPERTY RECORD CARD

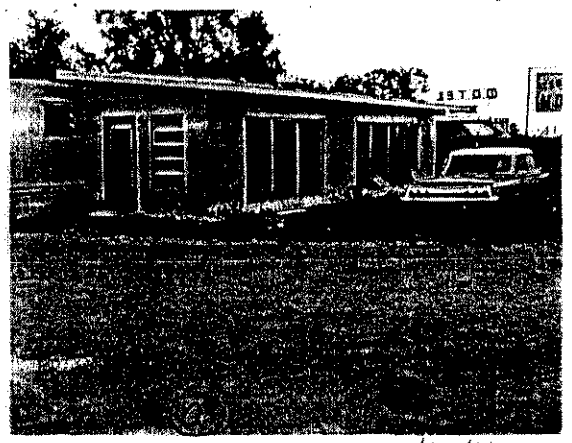
MONROE COUNTY, FLORIDA

AK: 1539333

BAYWOOD KEY LARGO PB 1-102 SUB OF PT
LOTS 1-2-3-4-5 & 7 SEC 11 TWP 61S R
39E
LOT 6
OR282-386

LAND COMPUTATIONS						
QUAN.-TYPE-DESC.	SIZE-AREA	UNIT PRICE	G.F.	C.F.	PRICE PER FRONT FOOT	VALUE
					TOTAL	



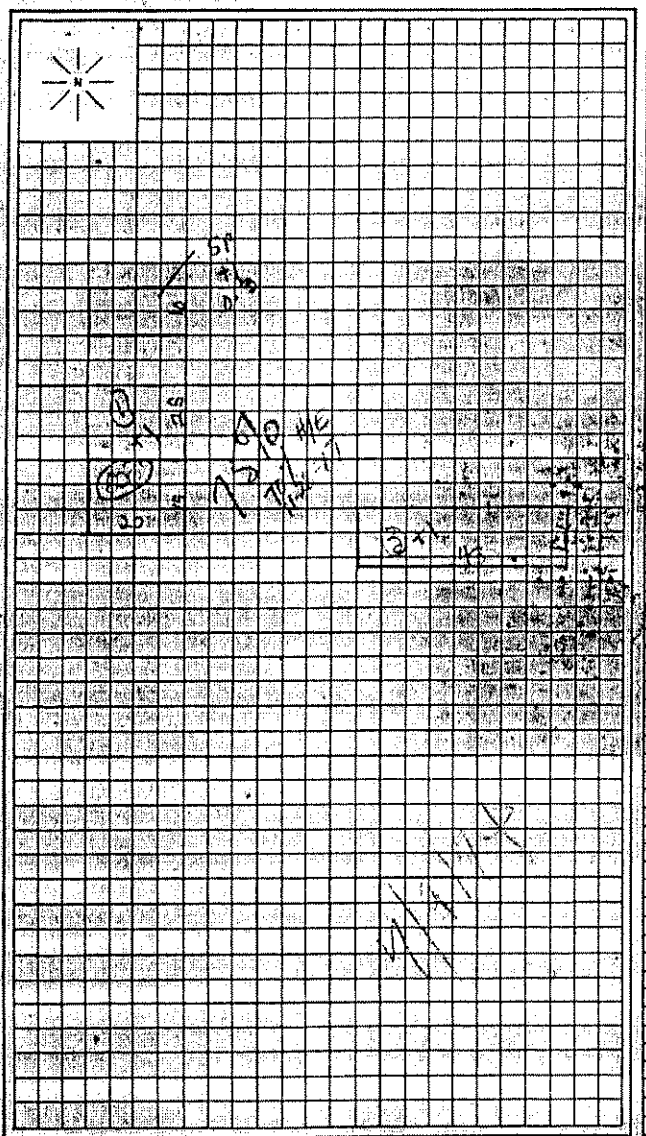


VALUATION TOTALS		
1966	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	

— NOTES —

PHOTO
IMP # 3

PHOTO
IMP # 4



CARD		SCALE 1" =	LAND USE CODE
PLOTTED		FLDWK. BY	DATE
RANDOM		CLASSED BY	DATE

CONSTRUCTION DATA

IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	Store + Apt	12X43	Store + Apt	Cabana
YEAR BUILT				
ROOMS				
Total Rooms				
Eff. Apts.				
___ Rm. Apts.				
___ Rm. Apts.				
No. of Baths				
No. of Rest. Rms.				
___ Flrs. R. Rms.				
___ Flrs. R. Rms.				
Total Fixtures				
FOUNDATION				
Continuous Wall				
Block (Pc. Pile)				
Piling				
ADJUSTMENTS				
Frame				
Height				
Front & Interior				
Abn. Edwy.				
Partitions				
Special Use				
EXTERIOR WALLS				
Wallboard				
Corr. Metal				
Corr. Asbestos				
Wd. Fr. Stucco				
Wd. Fr. Asbestos				
C.B. Plain				
C.B. Stucco	✓ 22	✓ 22	✓ 33	
Wd. Fr. Siding				
Tile Stucco				
Brick				
Reinf. Conc.				
Panel, Glass, Mtl.				
ROOF TYPE				
Flat, Shed				
Hip, Gable	✓ 4		✓ 8	
Bar Joist				
Wood Truss				
Prestressed				
Steel Truss				
ROOF MATERIAL				
Sht. Mtl. Roll	✓ 4	✓ 4	✓ 2	
T & G., B.U.				
Shing., Wd., Etc.				
Shing., Asbestos				
Tile, Cement				
Tile, Clay				
Bermuda				
Slate				
Gypsum				

IMPROVEMENT	1	2	3	4
INTERIOR FINISH				
Unfinished				
Wd. or Ceil. Bds.	✓	✓ 25		
Wallboard	✓		✓ 22	
Plaster, No Furring	✓ 22			
Plaster, Furring				
Drywall				
Wood Panel				
FLOORS				
None				
Single Pine				
Concrete	✓ 6	✓ 6	✓ 6	
Conc. Asph. Tile				
Conc. Terrazzo				
Double Pine				
Double Hardwood				
Precast Conc.				
Parquet				
Conc. Q. Tile				
Conc. Cer. Tile				
Marble				
PLUMBING				
None				
Poor				
Good, Plain	✓ 8		✓ 8	
Good, Tiled				
HEATING				
None				
Unit Heat				
Ctrl. Heating	✓			
Ctrl. Cooling				
Ctrl. Cool & Heat				
ELECTRICITY				
None				
Poor				
Average	✓ 8		✓ 8	
Good				
CLASS & SCALE	H/E	Good/32	H/E	Cabana
CONST. UNITS	63		80	
CLASS UNITS	-12		-12	
TOTAL UNITS	51		70	
BASE RATE	11.40		15.86	8.90/SF
ADJ. RATE	8.79	6.40	11.10	
AREA	544	516	860	516
E.F.				
E.F.				
REP. COST NEW	6157	3300	9546	4592
CONDITION	80	95	75	90
DEP. REP. VALUE	[illegible]	3135	7159	4133

DEPRECIATION ADJUSTMENT

NO.	PHY.	ADJUSTMENT	%	COND.
1				
2				
3				
4				

WASSERMAN GLORIA

BAYWOOD KEY LARGO

LOT 6

00431640-000100 ~~$3704~~

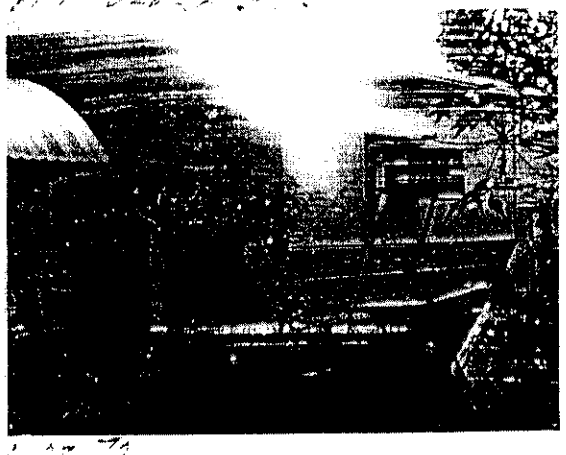
REAL PROPERTY RECORD CARD

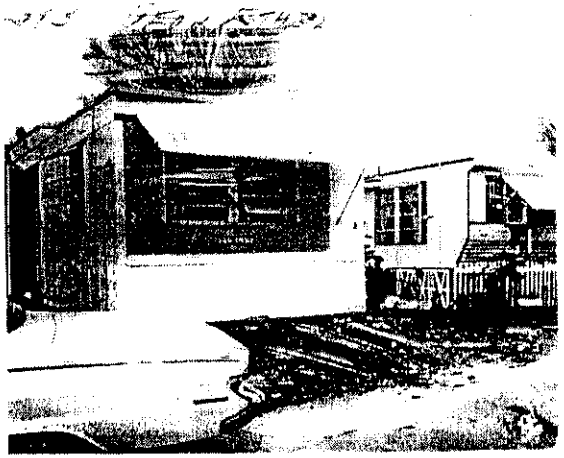
MONROE COUNTY, FLORIDA

AK: 1539333

LAND COMPUTATIONS

USAN TYPE-DESC	SIZE-AREA	UNIT PRICE	DF	CP	PRICE PER FRONT FOOT	VALUE
					TOTAL	





VALUATION TOTALS

19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	

NOTES

CARD	SCALE 1" =	LAND USE CODE
PLOTTED	FLOWN BY	DATE
RANDOM	CLASSED BY	DATE

CONSTRUCTION DATA

IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	LOT 1 TRAILER [illegible] 12X52	LOT 2 TRAILER [illegible] 12X50	AVE CAR 10X24	LOT 3 TRAILER [illegible] 12X[illegible]
YEAR BUILT				
ROOMS				
Total Rooms				
Eff. Apts				
___ Rm Apts				
___ Rm Apts				
No. of Bdrs				
No. of Rest Rms				
___ Fixt. R. Rms				
___ Fixt. R. Rms				
Total Fixtures				
FOUNDATION				
Continuous Wall				
Piers				
Piling				
ADJUSTMENTS				
Frame				
Height				
Front & Interior				
Apt Equip				
Partitions				
Special Use				
EXTERIOR WALL				
Wallboard				
Corr. Metal				
Corr. Asbestos				
Wd. Fr. Stucco				
Wd. Fr. Asbestos				
C.B. Plain				
C.B. Stucco				
Wd. Fr. Siding				
Tile Stucco				
Brick				
Reinf. Conc				
Panel, Glass, Mtl				
ROOF TYPE				
Flat, Shed				
Hip, Gable				
Bar Joist				
Wood Truss				
Prestressed				
Steel Truss				
ROOF MATERIAL				
Sht. Mtl. Roll				
T. & G., B.U.				
Shing., Wd., Etc				
Shing., Asbestos				
Tile, Cement				
Tile, Clay				
Bermuda				
Slate				
Gypsum				

IMPROVEMENT	1	2	3	4
INTERIOR FINISH				
Unfinished				
Wd. or Cell Bds				
Wallboard				
Plaster, No Furring				
Plaster, Furring				
Drywall				
Wood Panel				
FLOORS				
None				
Single Pine				
Concrete				
Conc., Asph. Tile				
Conc., Terrazzo				
Double Pine				
Double Hardwood				
Precast Conc				
Parquet				
Conc. Q Tile				
Conc. Car Tile				
Marble				
PLUMBING				
None				
Poor				
Good, Plain				
Good, Tile				
HEATING				
None				
Gen Heat				
Cntrl. Heating				
Cntrl. Cooling				
Cntrl. Cool & Heat				
ELECTRICITY				
None				
Poor				

CLASS & SCALE	TBLR	TRL	Carrard	TRL
CONST. UNITS				
CLASS UNITS				
TOTAL UNITS				
BASE RATE	700/SF	700/SF	350/SF	700/SF
ADJ. RATE				
AREA	624	600	260	660
E.F.				
E.F.				
REP. COST NEW	4368	4200	1430	4620
CONDITION	80	80	88	8[illegible]
DEP. REP. VALUE	3494	3360	1258	3696

DEPRECIATION ADJUSTMENT

NO.	PHY.	ADJUSTMENT	%	COND
1				
2				
3				
4				

WASSERMAN GEORGE
BAYWOOD KEY LARGO
LOT 6

00439630-000100 ~~43964~~

REAL PROPERTY RECORD CARD

MONROE COUNTY, FLORIDA

AK: 1539333

LAND COMPUTATIONS

QUAL - TYPE - DESC	SIZE - AREA	UNIT PRICE	D.F.	S.F.	PRICE PER FRONT FOOT	VALUE
					TOTAL	

VALUATION TOTALS

TOTAL	LAND	
	IMPROVEMENTS	
	TOTAL	
	LAND	
	IMPROVEMENTS	
	TOTAL	
	LAND	
	IMPROVEMENTS	
	TOTAL	
	LAND	
	IMPROVEMENTS	
	TOTAL	
	LAND	
	IMPROVEMENTS	
	TOTAL	
	LAND	
	IMPROVEMENTS	
	TOTAL	

— NOTES —

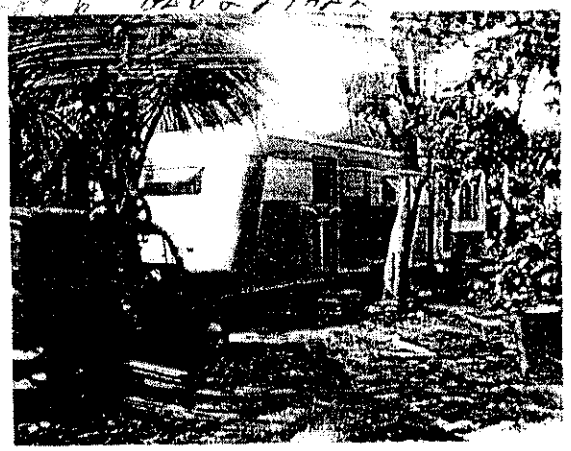
GEO & ETHEL

4-27-74

GEO & ETHEL

4-27-74

GEO & ETHEL



7-75

CARD	SCALE 1" =	LAND USE CODE
PLOTTED	FLOWN BY	DATE
RANDOM	CLASSED BY	DATE

IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	LOT 4 TOILET 8X27	LOT 5 TOILET 8X16	LOT 6 TOILET CLEANING MANUFACTURING 3X20	LOT 7 TOILET SHED 8X32
YEAR BUILT				

ROOMS

Total Rooms
Eff. Apts.
Rec. Apts.
Bus. Apts.
No. of Baths
Total Fixtures
Total R. Rooms
Total Fixtures

FOUNDATION

Continuous Wall
Piers
Piling

ADJUSTMENTS

Frame
Height
Floor & Interior
Apt. Equip.
Partitions
Special Use

EXTERIOR WALLS

Weatherboard
Corr. Metal
Corr. Asbestos
Wd. Fr. Stucco
Wd. Fr. Asbestos
C.B. Plain
C.B. Stucco
Wd. Fr. Siding
Tile Stucco
Brick
Reinf. Conc.
Panel, Gloss, Mil

ROOF TYPE

Flat, Shed
Hip, Gable
Bar Joist
Wood Truss
Prestressed
Steel Truss

ROOF MATERIAL

Sh. Mil. Rb.
Flat, Built
Shing., Wd., Etc.
Shing., Asbestos
Tile, Cement
Tile, Clay
Bermuda
Slate
Gypsum

IMPROVEMENT	1	2	3	4

INTERIOR FINISH

Unfinished
Wd. or Cast. Bds.
Wallboard
Plaster, No Furring
Plaster, Furring
Drywall
Wood Panel

FLOORS

None
Subfloor
Concrete
Pine, Asph. Tile
Vinyl
Vinyl Tile
Sc. Tile, Hardwood
Precast Conc.
Terrazzo
Conc., Q. Tile
Conc., Car. Tile
Marble

PLUMBING

None
Poor
Good, Plain
Good, Tile

HEATING

None
Unit Heat
Cent. Heating
Cent. Cooling
Cent. Cool. & Heat

ELECTRICITY

None
Poor

CLASS & SCALE	[illegible]	[illegible]	[illegible]	[illegible]
CONST. UNITS				
CLASS UNITS				
TOTAL UNITS				
BASE RATE	7.50/SF	7.00/SF	5.00/SF	7.00/SF
ADJ. RATE				
AREA	216	208	160	256
E.F.				
E.F.				
REP. COST NEW	1512	1456	800	1792
CONDITION	55	40	35	40
DEP. REP. VALUE	832	582	280	717

DEPRECIATION ADJUSTMENT

NO.	PHY.	ADJUSTMENT	%	COND
1				
2				
3				
4				

WASSERMAN GEORGE

00439630-000100 439664

REAL PROPERTY RECORD CARD

MONROE COUNTY, FLORIDA

AR. 1539333

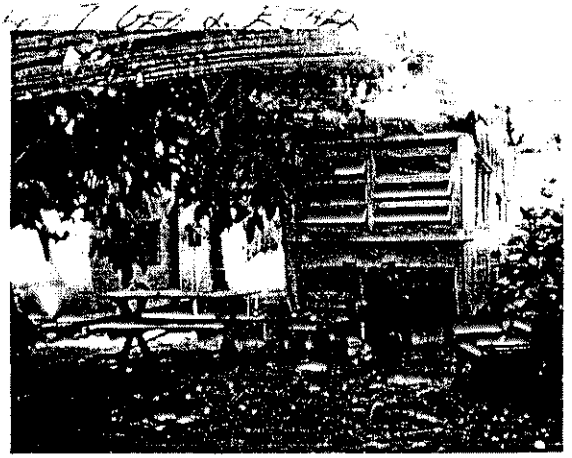
LAND COMPUTATIONS

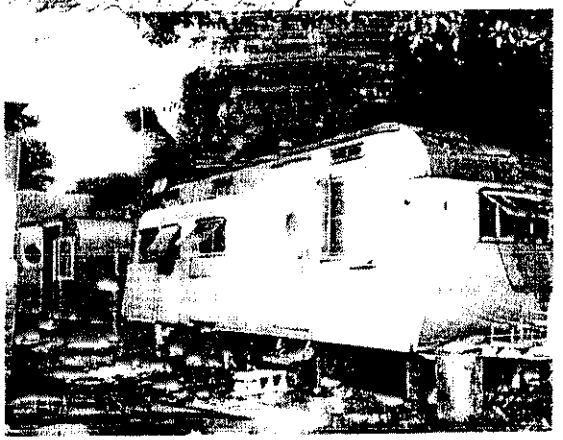
TOTAL

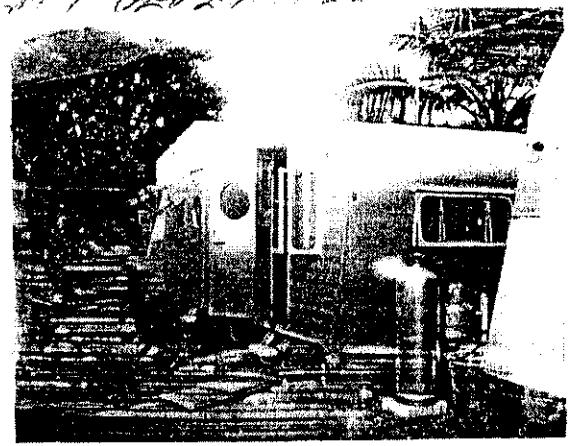
VALUATION TOTALS

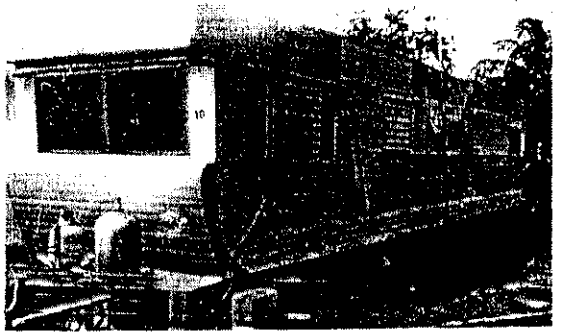
	LAND	
19__	IMPROVEMENTS	
	TOTAL	
	LAND	
	IMPROVEMENTS	
	TOTAL	
	LAND	
	IMPROVEMENTS	
	TOTAL	
	LAND	
19__	IMPROVEMENTS	
	TOTAL	
	LAND	
19__	IMPROVEMENTS	
	TOTAL	
	LAND	
	IMPROVEMENTS	
	TOTAL	

NOTES









CARD	SCALE 1" =	LAND USE CODE
PLOTTED	FLOWN BY	DATE
RANDOM	CLASSED BY	DATE

CONSTRUCTION DATA

IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	LOT 7 TRAILER 8X32	LOT 8 TRAILER 8X32	LOT 9 TRAILER 8X32	LOT 10 TRAILER COVERAL 8X37
YEAR BUILT				
ROOMS				
Total Rooms				
Eff. Apts				
___ Rm. Apts				
___ Rm. Apts				
No. of Baths				
No. of Heat Rms				
___ Fixt. B. Rms				
___ Fixt. B. Rms				
Total Fixtures				
FOUNDATION				
Continuous Wall				
Piers				
Piling				
ADJUSTMENTS				
Frame				
Height				
Front B. Interior				
Apt. Equip.				
Partitions				
Special Use				
EXTERIOR WALLS				
Wallboard				
Corr. Metal				
Corr. Asbestos				
Wd. Fr. Stucco				
Wd. Fr. Asbestos				
C.B. Plain				
C.B. Stucco				
Wd. Fr. Siding				
Tile Stucco				
Brick				
Reinf. Conc.				
Panel, Glass, Mtl.				
ROOF TYPE				
Flat, Shed				
Hip, Gable				
Bar Joist				
Wood Truss				
Prestressed				
Steel Truss				
ROOF MATERIAL				
Sht. Mtl. Roll				
T.&G., B.U.				
Shing., Wd., Etc.				
Shing., Asbestos				
Tile, Cement				
Tile, Clay				
Bermuda				
Slate				
Gypsum				

IMPROVEMENT	1	2	3	4
INTERIOR FINISH				
Unfinished				
Wd. or Cell. Bds.				
Wallboard				
Plaster, No Furring				
Plaster, Furring				
Drywall				
Wood Panel				
FLOORS				
None				
Single Pine				
Concrete				
Conc., Asph. Tile				
Conc., Terrazzo				
Double Pine				
Double Hardwood				
Precast Conc.				
Parquet				
Conc. C. Tile				
Conc. Car. Tile				
Marble				
PLUMBING				
None				
Poor				
Good, Plain				
Good, Tile				
HEATING				
None				
Unit Heat				
Cent. Heating				
Cent. Cooling				
Cent. Cool. & Heat				
ELECTRICITY				
None				
Poor				
Average				
Good				
CLASS & SCALE	TRAILER	TRAILER	TRAILER	TRAILER
CONST. UNITS	8X32	8X32	8X32	8X37
CLASS UNITS				
TOTAL UNITS	256	176	176	296
BASE RATE				
ADJ. RATE	7	7	7	7
AREA				
E.F.				1
E.F.				
REP. COST NEW	1792	1232	1232	2072
CONDITION	60	60	60	50
DEP. REP. VALUE	1075	739	739	1036

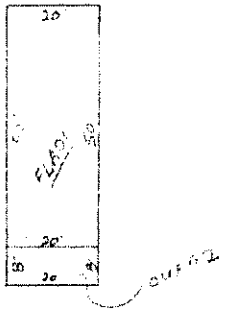
DEPRECIATION ADJUSTMENT

NO.	PHY.	ADJUSTMENT	%	COND.
1				
2				
3				
4				

Alternate Key	PARCEL – ACCOUNT	SEC.	TWP	RGE
1539333	439630_000100			

Subdivision	Lot	Block
BAYWOOD	6	[illegible]

P.C.	New Construction	Delete Bldg. # [illegible] from Char. Screen	Bldg. Sketch Sub Section Change Only	Bldg. Sketch No Change	See Misc. Imp.
39		X			



BUILDING CHARACTERISTICS

Building Number: 1 of 6	Quality Grade: 350	Structure Type: A Fireproofed Structure Steel; B Reinforced Concrete; (C) Concrete / Masonry Walls; D Wood Light Steel — C
Effective Age Group: 1 0 9 years; (2) 10 19 years; 3 20 39 years; 4 40 59 years; 5 60 + years — 2	Actual Year Built: 1953	Functional Obsolescence: % (Explain in Notes)
Condition: E Excellent; (A) Average; F Fair; P Poor — A	Exterior Wall Types: Type 05, Percent 100 %	Locational Obsolescence: % (Explain in Notes)
Appraiser: 018 — Date of Appraisal: MONTH 08, DAY 10, YEAR 89	%	Perimeter

BUILDING CHARACTERISTICS – SECTIONS

Section Number	Average Wall Height	Number of Stories	Percent Basement	Ground Floor Area	Roll Year	Interior Finishes Type	Interior Finishes Percent	Sprinkler	A/C
01	10	1	%		87	17C	50 %	[illegible]	
						07C	%		
							%		
							%		
02	10	1	%		87	04F	60 %	[illegible]	[illegible]
							%		
							%		
							%		
			%				%		
							%		
							%		
							%		
			%				%		
							%		
							%		
							%		
			%				%		
							%		
							%		
							%		

BUILDING REFINEMENTS

Number of Elevators	Number of Elevator Landings	Number of Escalators
Number of Residential Units	Number of Plumbing Fixtures: 5	
Do Not Key For Info Only		Number of Fireplaces

FIELD NOTES

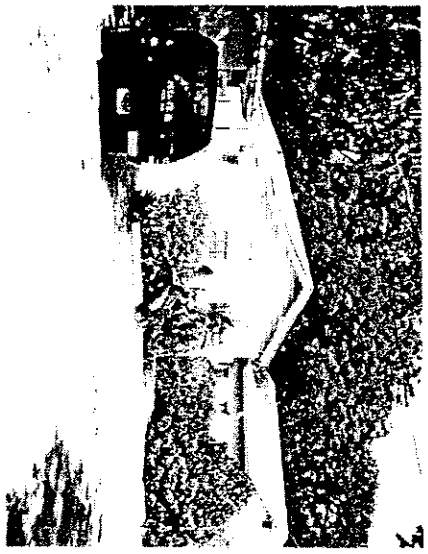
LAND – [illegible]
[illegible]
[illegible]
[illegible]

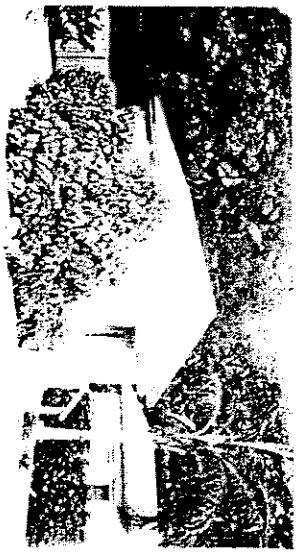
List Misc. Improvements No Existing Misc.	Add to Misc. Improvements	Delete Existing Misc. Improvements Add New Data	X Indicates Flat Value	

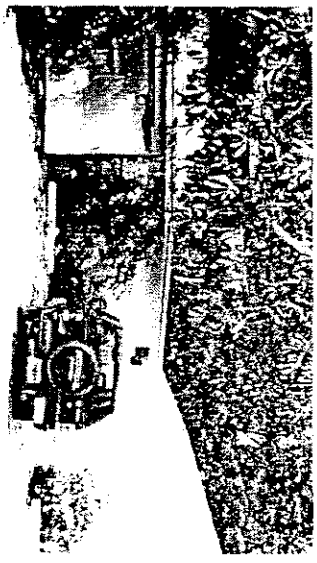
MISCELLANEOUS IMPROVEMENTS

Type Code	X If Notes	Number of Units	Unit Type	Economic Life	Year Built	Grade	Length	Width	Depreciated Value

FIELD NOTES



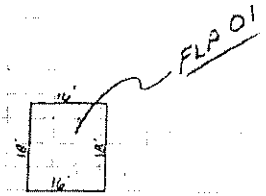




Alternate Key	PARCEL – ACCOUNT	SEC.	TWP	RGE
1539333	439630_000100			

Subdivision: BAYWOOD | Lot: 6 | Block:

P.C.	New Construction	Delete Bldg. # Acc from Char. Screen	Bldg. Sketch Sub Section Change Only	Bldg. Sketch No Change	See Misc. Imp.
39		X			



BUILDING CHARACTERISTICS

Building Number: 2 of 6	Quality Grade: 350 ~~450~~	Structure Type: A Fireproofed Structural Steel; B Reinforced Concrete; C Concrete / Masonry Walls; D Wood / Light Steel — D
Effective Age Group: 1 0 - 9 years; 2 10 - 19 years; 3 20 - 39 years; 4 40 - 59 years; 5 60 + years — 2	Actual Year Built: 1942	– Functional Obsolescence: % (Explain In Notes)
Condition: E Excellent; A Average; F Fair; P Poor — A	Exterior Wall Types: Type 01, Percent 100 %	Locational Obsolescence: % (Explain In Notes)
Appraiser: 018	Date of Appraisal: MONTH 08, DAY 10, YEAR 89	Perimeter

BUILDING CHARACTERISTICS – SECTIONS

Section Number	Average Wall Height	Number of Stories	Percent Basement	Ground Floor Area	Roll Year	Interior Finishes Type	Interior Finishes Percent	Screw Int.	Air
01	10	1	%		89	39C	100 %	N	Y
			%				%		
			%				%		
			%				%		
			%				%		
			%				%		
			%				%		
			%				%		
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			%				%		
			%				%		
			%				%		
			%				%		

BUILDING REFINEMENTS

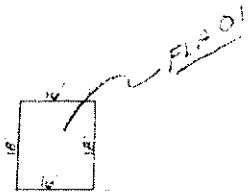
Number of Elevators	Number of Elevator Landings	Number of Escalators
Number of Residential Units	Number of Plumbing Fixtures: 3	
Do Not Key For Info Only		Number of Fireplaces

FIELD NOTES

Alternate Key	PARCEL ACCOUNT	SEC	TWP	RGE
159333	439630_000100			

Subdivision	Lot	Block
EAYWOOD	6	

P.C.	New Construction	Delete Bldg. # 2 from Char. Screen	Bldg. Sketch Sub Section Change Only	Bldg. Sketch No Change	See Misc. Imp.
39		X			



BUILDING CHARACTERISTICS

Building Number	Quality Grade	Structure Type
3 of 6	350	D A Fireproofed Structural Steel B Reinforced Concrete C Concrete / Masonry Walls D Wood / Light Steel
Effective Age Group 1 0 - 9 years 2 10 - 19 years 3 20 - 39 years 4 40 - 59 years 5 60 + years	**Actual Year Built**	**Functional Obsolescence**
2	1942	% (Explain in Notes)
Condition E Excellent A Average F Fair P Poor	**Exterior Wall Types**	**Locational Obsolescence**
A	Type: 01 / Percent: 100 %	% (Explain in Notes)
Appraiser / **Date of Appraisal**		**Perimeter**
018 / MONTH 08 DAY 10 YEAR 89		

BUILDING CHARACTERISTICS - SECTIONS

Section Number	Average Wall Height	Number of Stories	Percent Basement	Ground Floor Area	Eff. Year	Type	Interior Finishes Percent	Sprinkler	A/C
01	10	1	%		89	39	100 %	N	Y
			%				%		
			%				%		
			%				%		
			%				%		
			%				%		
			%				%		
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			%				%		
			%				%		

BUILDING REFINEMENTS

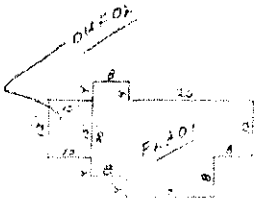
Number of Elevators	Number of Elevator Landings	Number of Escalators
Number of Residential Units Do Not Key For Info Only	Number of Plumbing Fixtures: 3	Number of Fireplaces

FIELD NOTES

Alternate Key	PARCEL – ACCOUNT	SEC	TWP	RGE
1539333	00439630_000100			

Subdivision: BAYWOOD | Lot: 6 | Block:

P.C.	New Construction	Delete Bldg # All from Char. Screen	Bldg. Sketch Sub Section Change Only	Bldg. Sketch No Change	See Misc. Imp
39		X			



BUILDING CHARACTERISTICS

Building Number: 4 of 6	Quality Grade: 350	Structure Type: A Fireproofed Structural Steel; B Reinforced Concrete; C Concrete / Masonry Walls; D Wood / Light Steel — D
Effective Age Group: 1 0 - 9 years; 2 10 - 19 years; 3 20 - 39 years; 4 40 - 59 years; 5 60 + years — 2	Actual Year Built: 1942	– Functional Obsolescence: % (Explain in Notes)
Condition: E Excellent; A Average; F Fair; P Poor — A	Exterior Wall Types: Type 01, Percent 100 %	Locational Obsolescence: % (Explain in Notes)
Appraiser: 018	Date of Appraisal: MONTH 08, DAY 10, YEAR 89	Perimeter

BUILDING CHARACTERISTICS – SECTIONS

Section Number	Average Wall Height	Number of Stories	Percent Basement	Ground Floor Area	Rm. Year	Interior Finishes Type	Interior Finishes Percent	Sprinkler	A/C
01	10	1	%	[illegible]	89	39C	100 %	N	Y
							%		
							%		
							%		
02	10	1	%	[illegible]	89	OUF	100 %	N	N
							%		
							%		
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							%		
							%		

BUILDING REFINEMENTS

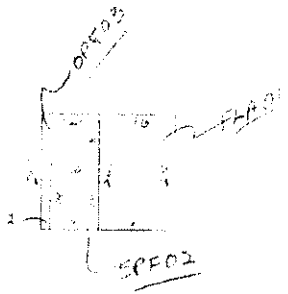
Number of Elevators	Number of Elevator Landings	Number of Escalators
Number of Residential Units	Number of Plumbing Fixtures: 6	
Do Not Key For Info Only		Number of Fireplaces

FIELD NOTES

Alternate Key	PARCEL – ACCOUNT	SEC.	TWP	RGE
1539333	439630_000100			

Subdivision	Lot	Block
BAYWOOD	6	

P.C.	New Construction	Delete Bldg. # Auto from Char. Screen	Bldg. Sketch Sub Section Change Only	Bldg. Sketch No Change	See Misc. Imp.
39		X			



BUILDING CHARACTERISTICS

Building Number 5 of 6	Quality Grade 350	Structure Type: A Fireproofed Structural Steel; B Reinforced Concrete; C Concrete / Masonry Walls; D Wood / Light Stee — D
Effective Age Group: 1 0 - 9 years; 2 10 - 19 years; 3 20 - 39 years; 4 40 - 59 years; 5 60 + years — 2	Actual Year Built 1948	Functional Obsolescence % (Explain in Notes)
Condition: E Excellent; A Average; F Fair; P Poor — A	Exterior Wall Types: Type 01, Percent 100 %	Locational Obsolescence % (Explain in Notes)
Appraiser 018	Date of Appraisal: MONTH 08, DAY 10, YEAR 89	Perimeter

BUILDING CHARACTERISTICS – SECTIONS

Section Number	Average Wall Height	Number of Stories	Percent Basement	Ground Floor Area	Roll Year	Type	Interior Finishes Percent	Sprinkler	A/C
01	10	1	%	[illegible]	89	39C	100 %	N	Y
							%		
							%		
							%		
02	10	1	%		89	SPF	100 %	N	
							%		
							%		
							%		
03	10	1	%		89	OPF	100 %	N	
							%		
							%		
							%		
			%				%		
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			%				%		
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			%				%		
							%		
							%		
							%		

BUILDING REFINEMENTS

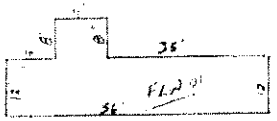
Number of Elevators	Number of Elevator Landings	Number of Escalators
Number of Residential Units	Number of Plumbing Fixtures: 3	
Do Not Key For Info Only		Number of Fireplaces

FIELD NOTES

Alternate Key	PARCEL – ACCOUNT	SEC.	TWP	RGE
1539333	439630-000100			

Subdivision	Lot	Block
[illegible]	6	

P.C.	New Construction	Delete Bldg. # [illegible] from Char. Screen	Bldg. Skerch Sub Section Change Only	Bldg. Sketch No Change	See Misc. Imp.
39		X			X



BUILDING CHARACTERISTICS

Building Number	Quality Grade	Structure Type
6 of 6	400	D

A. Fireproofed Structural Steel
B. Reinforced Concrete
C. Concrete / Masonry Walls
D. Wood / Light Steel

Effective Age Group	Actual Year Built	– Functional Obsolescence
1 0 - 9 years 2 10 - 19 years 3 20 - 39 years 4 40 - 59 years 5 60 + years 2	1969	% Explain in Notes

Condition	Exterior Wall Types			Locational Obsolescence
E Excellent A Average F Fair P Poor A	Type	Percent		% Explain in Notes
	08	100	%	
			%	
			%	

Appraiser	Date of Appraisal			Perimeter
018	MONTH 08	DAY 10	YEAR 89	

BUILDING CHARACTERISTICS – SECTIONS

Section Number	Average Wall Height	Number of Stories	Percent Basement	Ground Floor Area	Eff. Year	Type	Interior Finishes Percent	Sprinkler	A/C
01	8	1	%		89	23C	80 %	N	Y
						17C	20 %	N	Y
			%				%		
			%				%		
			%				%		
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BUILDING REFINEMENTS

Number of Elevators	Number of Elevator Landings	Number of Escalators
—	—	—

Number of Residential Units	Number of Plumbing Fixtures	Number of Fireplaces
	9	

Do Not Key For Info Only

FIELD NOTES

List Misc. Improvements No Existing Misc.	Add to Misc. Improvements	Delete Existing Misc. Improvements Add New Data	X Indicates Flat Value	
		X		

MISCELLANEOUS IMPROVEMENTS

Type Code	X If Notes	Number of Units	Unit Type	Economic Life	Year Built	Grade	Length	Width	Depreciated Value
TK2					1983	2	17	17	
DK4						3	150	4	
FN2						2	218	6	
DK4						3	17	17	
PT3						2	10	21	
PT3						2	23	9	

FIELD NOTES

NOTES

Business Name NEPTUNES HIDEAWAY

BUILDING PERMITS

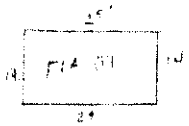
D.P. Number	Permit Number	Date Completed	Date Issued	Amount	Description of Construction

Alternate Key	PARCEL – ACCOUNT	SEC.	TWP	PGE
1525332	439630-000-00			

Subdivision	Lot	Block	
BAYWOOD	6		05/30/97

P.C.	New Construction	Delete Bldg. # ____ from Char. Screen	Bldg. Sketch Sub Section Change Only	Bldg. Sketch No Change	See Misc. Imp.
39	X				X

NEPTUNES HIDEAWAY
MM 104.180 BAYSIDE
U.S. HGHY #1
KEY LARGO, FL.



BUILDING CHARACTERISTICS

Building Number	Quality Grade	Structure Type
7 of 4	400	A Fireproofed Structural Steel B Reinforced Concrete C Concrete / Masonry Walls D Wood - Light Steel D

Effective Age Group	Actual Year Built	– Functional Obsolescence
1 0 - 9 years 2 10 - 19 years 3 20 - 39 years 4 40 - 59 years 5 60 + years 1	1990	% (Explain In Notes)

Condition	Exterior Wall Types	Locational Obsolescence
E Excellent A Average F Fair P Poor A	Type: 02 Percent: 100 %	% (Explain In Notes)

Appraiser	Date of Appraisal	Perimeter
034	MONTH 05 DAY 30 YEAR 97	

BUILDING CHARACTERISTICS – SECTIONS

Section Number	Average Wall Height	Number of Stories	Percent Basement	Ground Floor Area	Roll Year	Type	Interior Finishes Percent	Sprinkler	A/C
01	8	1	%	406		02	100 %	N	
							%		
							%		
							%		
			%				%		
							%		
							%		
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							%		
							%		

BUILDING REFINEMENTS

Number of Elevators	Number of Elevator Landings	Number of Escalators
–	–	–

Number of Residential Units	Number of Plumbing Fixtures	Number of Fireplaces
2	–	–

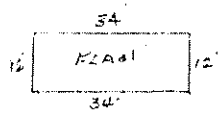
Do Not Key For Info Only

FIELD NOTES

Alternate Key	PARCEL – ACCOUNT	SEC	TWP	RGE
1559533	439680-000100			

Subdivision	Lot	Block
Bay [illegible]	[illegible]	

P.C.	New Construction	Delete Bldg. # ____ from Char. Screen	Bldg. Sketch Sub Section Change Only	Bldg. Sketch No Change	See Misc. Imp.
39	X				X



BUILDING CHARACTERISTICS

Building Number: 8 of 14	Quality Grade: 400	Structure Type: A Fireproofed Structural Steel; B Reinforced Concrete; C Concrete / Masonry Walls; D Wood / Light Steel — 2
Effective Age Group: 1 0 - 9 years; 2 10 - 19 years; 3 20 - 39 years; 4 40 - 59 years; 5 60 + years — 1	Actual Year Built: 1990	– Functional Obsolescence: % (Explain In Notes)
Condition: E Excellent; (A) Average; F Fair; P Poor — A	Exterior Wall Types: Type 02, Percent 100 %	Locational Obsolescence: % (Explain In Notes)
Appraiser: 034	Date of Appraisal: MONTH 05, DAY 30, YEAR 97	Perimeter

BUILDING CHARACTERISTICS – SECTIONS

Section Number	Average Wall Height	Number of Stories	Percent Basement	Ground Floor Area	Roll Year	Interior Finishes Type	Interior Finishes Percent	Sprinkler	A/C
01	18	1	%	408	97	1 3 2	100 %	N	N
			%				%		
			%				%		
			%				%		
			%				%		
			%				%		
			%				%		
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			%				%		

BUILDING REFINEMENTS

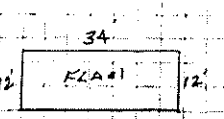
Number of Elevators: —	Number of Elevator Landings: —	Number of Escalators: —
Number of Residential Units: 2 (Do Not Key For Info Only)	Number of Plumbing Fixtures: 6	Number of Fireplaces: —

FIELD NOTES

Alternate Key	PARCEL – ACCOUNT	SEC.	TWP	RGE
1539333	4319630-1010101.00			

Subdivision	Lot	Block
BAYWOOD	6	

P.C.	New Construction	Delete Bldg. # _____ from Char. Screen	Bldg. Sketch Sub Section Change Only	Bldg. Sketch No Change	See Misc. Imp.
319	X				X



BUILDING CHARACTERISTICS

Building Number	Quality Grade	Structure Type
9 of 14	4 0 0	A Fireproofed Structural Steel B Reinforced Concrete C Concrete / Masonry Walls D Wood / Light Steel D

Effective Age Group	Actual Year Built	– Functional Obsolescence
1 0 - 9 years 2 10 - 19 years 3 20 - 39 years 4 40 - 59 years 5 60 + years 1	1990	% (Explain in Notes)

Condition	Exterior Wall Types	Locational Obsolescence
E Excellent A Average F Fair P Poor A	Type: 02 Percent: 100 %	% (Explain in Notes)

Appraiser	Date of Appraisal	Perimeter
034	MONTH 05 DAY 30 YEAR 97	

BUILDING CHARACTERISTICS – SECTIONS

Section Number	Average Wall Height	Number of Stories	Percent Basement	Ground Floor Area	Roll Year	Type	Interior Finishes Percent	Sprinkler	A/C
01	8	1	%	408	97	03C	100 %	N	Y
			%				%		
			%				%		
			%				%		
			%				%		
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			%				%		
			%				%		
			%				%		

BUILDING REFINEMENTS

Number of Elevators	Number of Elevator Landings	Number of Escalators
–	–	–

Number of Residential Units	Number of Plumbing Fixtures	Number of Fireplaces
2	6	–

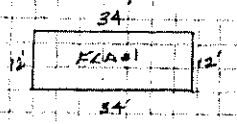
Do Not Key For Info Only

FIELD NOTES

Alternate Key	PARCEL – ACCOUNT	SEC.	TWP	RGE
1539333	439630-000100			

Subdivision	Lot	Block
BAYWOOD	6	

P.C.	New Construction	Delete Bldg. # ____ from Char. Screen	Bldg. Sketch Sub Section Change Only	Bldg. Sketch No Change	See Misc. Imp.
39	Y				X



BUILDING CHARACTERISTICS

Building Number	Quality Grade	Structure Type
10 of 14	400	A Fireproofed Structural Steel B Reinforced Concrete C Concrete / Masonry Walls D Wood / Light Steel D

Effective Age Group	Actual Year Built	– Functional Obsolescence
1 0 - 9 years 2 10 - 19 years 3 20 - 39 years 4 40 - 59 years 5 60 + years 1	1990	% (Explain In Notes)

Condition	Exterior Wall Types	Locational Obsolescence
E Excellent A Average F Fair P Poor A	Type: 02 Percent: 100 %	% (Explain In Notes)

Appraiser	Date of Appraisal (MONTH / DAY / YEAR)	Perimeter
034	05 30 97	

BUILDING CHARACTERISTICS – SECTIONS

Section Number	Average Wall Height	Number of Stories	Percent Basement	Ground Floor Area	Roll Year	Interior Finishes Type	Interior Finishes Percent	Sprinkler	A/C
01	8	1	%	408	97	03C	100 %	N	Y
			%				%		
			%				%		
			%				%		
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			%				%		

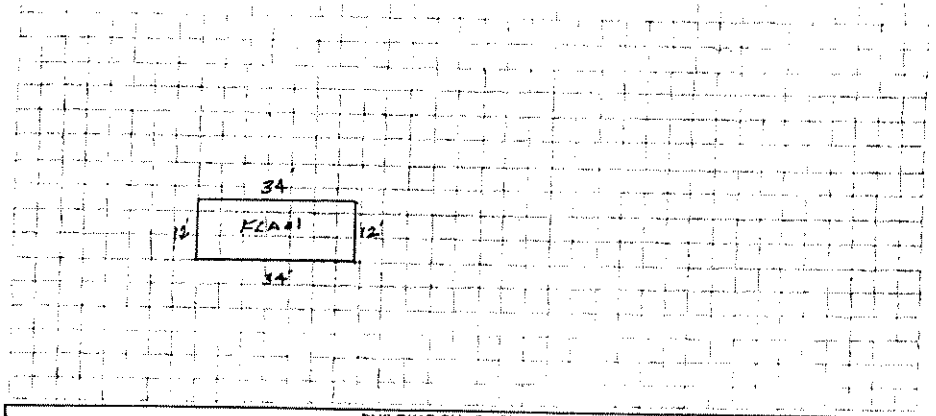
BUILDING REFINEMENTS

Number of Elevators	Number of Elevator Landings	Number of Escalators
–	–	–

Number of Residential Units	Number of Plumbing Fixtures	Number of Fireplaces
2	6	–

Do Not Key For Info Only

FIELD NOTES



BUILDING CHARACTERISTICS

Building Number: 11 of 14	Quality Grade: 4 0 0	Structure Type: A Fireproofed Structural Steel; B Reinforced Concrete; C Concrete / Masonry Walls; (D) Wood / Light Steel — D
Effective Age Group: 1 0 - 9 years; 2 10 - 19 years; 3 20 - 39 years; 4 40 - 59 years; 5 60 + years — 1	Actual Year Built: 1 9 9 0	– Functional Obsolescence: % (Explain in Notes)
Condition: E Excellent; (A) Average; F Fair; P Poor — A	Exterior Wall Types: Type 0 2; Percent 1 0 0 %	Locational Obsolescence: % (Explain in Notes)
Appraiser: 0 3 4 — Date of Appraisal: MONTH 0 5, DAY 3 0, YEAR 9 7	%	Perimeter

BUILDING REFINEMENTS

Number of Elevators: —	Number of Elevator Landings: —	Number of Escalators: —
Number of Residential Units: 2 (Do Not Key For Info Only)	Number of Plumbing Fixtures: 6	Number of Fireplaces: —

FIELD NOTES

1 OF 5

SEC	TWP	N/S	RGE	E/W	PARCEL – ACCOUNT	CNTY.	CARD	ACTION INDICATOR – CHECK ONE
11	01		39		4,3,9,0,3,0,-,0,0,1,6,0	38	03	☐ ADD (A) ☑ CHANGE (C) ☐ DELETE (D)
01 02	03 04	05	06 07	08	09 20	22 23	24 26 29	29 29

Permit No. COMPLETE AS NEEDED

CARD 03 (CC 27 28)

STRUCTURAL ELEMENT DATA

APPRAISED ON MONTH	DAY	YEAR	APPRAISER	IMPR. CODES USE	MODEL
04	21	80	MB	17	04

PROPERTY APPRAISER • MONROE COUNTY, FLORIDA

ERVIN A. HIGGS, CFA

Exterior Walls
1 Minimum
2 Compensation or Wire Beam
3 Below Average
4 Single Siding or V. Rib Sh
5 Average
6 Board & Batten (Average)
7 Asbestos Shingle
8 Wood or Sheathing or Plywood
9 Corrugated Asbestos (Ind. Fin.)
10 Above Average
11 Board & Batten (Above Avg.)
12 Cedar or Redwood Siding
13 Prefab Wood Panel
14 Wood Shingle
15 Concrete or Cinder Block
16 Tile or Wood Frame Stucco
17 ✓ CB Stucco
18 Cement Brick
19 Common Brick
20 Face Brick
21 Stone
22 Precast Panel
23 Reinforced Concrete
24 Corrugated Metal
25 Modular Metal
26 Aluminum Siding
27 Prefinished Metal
28 Glass Thermopane
CC 30 17 CC 32 00

Interior – Wall Construction
1 ✓ Masonry or Minimum
2 Wall Board or Wood Wall
3 Plasterwall
4 Plywood Panel
5 Drywall
6 Wood Panel or Custom
CC 38 CC 39 7

Quality Adjustment
1 ✓ Minimum
2 Below Average
3 Average
4 Above Average
5 Excellent
CC 50 7

Interior – Flooring
1 None
2 Minimum, Plywood, Linoleum
3 ✓ Concrete Finished
4 Concrete Above Grade
5 Asphalt Tile
6 Vinyl Asbestos
7 Cork or Vinyl Tile
8 Sheet Vinyl
9 Fine or Soft Wood
10 Terrazzo Monolithic
11 Ceramic Clay Tile
12 Hardwood
13 Parquet
14 Carpet
15 Quarry or Hard Tile
16 Terrazzo Epoxy Strip
17 Precast Concrete
18 Slate
19 Marble
CC 40 CC 42

ACTUAL YEAR BUILT CC 51 52 — 22

EFFECTIVE YEAR BUILT CC 53 54 — 10 (14)

ECONOMIC OBSOLESCENCE CC 55 56

FUNCTIONAL OBSOLESCENCE CC 57 58

SPECIAL CONDITION CODE CC 59 60

PERCENT CONDITION CC 61 62

BATHS OR REST RMS. CC 63 66 — 10

Number of Bedrooms
1 0 Bedrooms
2 ✓ 1 Bedroom
3 2 Bedrooms
4 3 Bedrooms
5 4 Bedrooms
6 5 Bedrooms or more
CC 67 7

Number of SFR Stories
1 ✓ 1.0 Story
2 1.5 Stories
3 2.0 Stories
4 2.5 Stories
5 3.0 Stories
6 3.5 Stories or more
7 Split Level
CC 68 30 31

CONDO & CARD COMMERCIAL CC 27 28 — 04

Heating & A/C
1 ✓ Heating & A/C Packaged
2 Heating & A/C Split
CC 30 7

Structural Frame
1 None
2 ✓ Wood Frame
3 Masonry
4 Reinforced Concrete
5 Steel
6 Fireproof Steel
7 Special
CC 42 7

Ceiling and Wall Quality
Suspended
1 Ceiling Fin. Only
3 Ceiling w/Min. Wall
5 Ceiling & Wall Fin.
Not Suspended
2 Ceiling Fin. Only
4 Ceiling w/Min. Wall
6 Ceiling & Wall Fin.
CC 44 16

AVG. NO. ROOMS PER FLOOR CC 46 47 — 04

EST. PERCENT COMMON WALL CC 48 49 — 1

NONSTANDARD WALL HEIGHT CC 50 51 — 02

Roofing – Structure
1 ✓ Flat
2 Shed
3 Gable or Hip
4 Wood Truss
5 Sawtooth
6 Mansard
7 Gambrel
8 Irregular
9 Rigid Frame w/Bar Joist
10 Steel Frame or Truss
11 Bowstring Truss
12 Reinforced Concrete
13 Prestress Concrete
CC 34 7

Roofing – Cover
1 ✓ Min. Roofing (Corr. or Sh. M.)
2 Rolled Composition
3 Asphalt or Composition Shingle
4 Built Up Tar and Gravel
5 Corrugated Asbestos
6 Asbestos Shingle
7 Concrete Tile
8 Clay or Bermuda Tile
9 Enamel Metal Shingle
10 Wood Shingle
11 Slate
CC 36 7

Heating – Fuel
1 None
2 Oil
3 Gas
4 Electric
5 Solar
CC 44 7

Heating – Type
1 ✓ None
2 Convection
3 Forced Air Not Ducted
4 Forced Air Ducted
5 Hot Water
6 Steam
7 Radiant Electric
8 Radiant - Water
CC 46 7

Air Conditioning – Type
1 ✓ None
2 Window Unit
3 Central
4 Packaged Roof Top
5 Chilled Water
CC 48 7

BUILDING TRAVERSE CARD 05 (27 28)

LINE	LINES	LINE	DESCRIPTION	LENGTH	WIDTH	OB/XF UNITS
1	07	01				
	07	02				
	07	03				
9	07	04				

75

APPRAISED BY 1979 APPROVED 1980 ASSESSED 1981 TENTAT

LEGAL

APR 21

439630-00100
11-61-39

KEY LARGO #5

PERMIT No. 7009

BUILDING PERMIT
BUILDING AND ZONING DEPARTMENT OF MONROE COUNTY, FLORIDA

DATE 11-6-79

THIS PERMIT SHALL ALLOW WORK (AS DEFINED UNDER WORK DESCRIPTION BELOW AND AS SHOWN AND SPECIFIED ON PLANS SUBMITTED AND ON FILE IN THE BUILDING DEPARTMENT OFFICES) TO BE PERFORMED ON THE FOLLOWING PROPERTY BY THE OWNER LISTED:

LOT 6 BLOCK - SUBDIVISION Daywood SEC ____ T ____ R ____

STREET OR ROAD U. S. #1, NEPTUNES HIDEAWAY

OWNER Carl Jentsch PHONE ____

MAILING ADDRESS 13010 SW 102 Ave., Miami, Fla. 33176

CONTRACTOR Upper Keys Marine Construction PHONE ____

MAILING ADDRESS P. O. Box 18AAA, Key Largo, Fla.

WORK DESCRIPTION P.T. wooden dock and tee on end

REMARKS ____ ESTIMATED VALUE $10,000.00

620 ft^2 fo dock, 15 pilings, COE & DER permits required.

PERMIT CARD MUST BE DISPLAYED ON STREET SIDE OF LOT IN PERMANENT, SUBSTANTIAL MANNER, AND IN A CONSPICUOUS, SHELTERED LOCATION, ACCESSIBLE TO THE INSPECTOR. PERMIT MUST REMAIN DISPLAYED UNTIL AFTER FINAL INSPECTIONS. ONE COPY OF APPROVED PLANS, BEARING BUILDING DEPARTMENT STAMPS, MUST BE KEPT ON THE JOB SITE, AVAILABLE TO THE INSPECTORS AT THE TIME OF ALL INSPECTIONS.

BUILDING FEE 30.00

PLUMBING FEE ____

ELECTRICAL FEE ____

TOTAL FEE $30.00

THIS PERMIT BECOMES NULL AND VOID IF WORK IS NOT COMMENCED WITHIN THIRTY (30) DAYS OF ISSUANCE OR IF WORK IS SUSPENDED FOR A PERIOD EXCEEDING NINETY (90) DAYS. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK SHALL BE COMPLIED WITH. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY LOCAL, STATE OR FEDERAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. THIS PERMIT IS NON-TRANSFERABLE, NON-MARKETABLE AND NON-ASSIGNABLE AND ANY ATTEMPTED TRANSFER, SALE OR ASSIGNMENT OF SAID PERMIT SHALL RESULT IN THE AUTOMATIC REVOCATION OF SAID PERMIT.

SIGNATURE OF OWNER, CONTRACTOR OR AUTHORIZED AGENT

HOWARD JOHNSON
BUILDING OFFICIAL

12-27-79 good 80'

"FAILURE TO COMPLY WITH THE MECHANICS' LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS".

BY ____

PERMIT No. 7009

ORIGINAL - BUILDING PERMIT GREEN - ASSESSOR'S COPY CANARY - OFFICE COPY PINK - INSPECTOR'S COPY GOLD - OWNER'S COPY

NEW URBAN PLACES
A Berman Group Company

PROOF OF OWNERSHIP
STATUTORY WARRANTY DEED

501 Continental Plaza, 3250 Mary Street, Coconut Grove, Florida, 33133

444813 OFF REC 0980 PAGE 0163

This instrument was prepared by: 500 3,000.00

PALMER & PALMER, P.A.
Suite 200, Park Place 1
1500 Monroe Avenue
CORAL GABLES, FLORIDA 33146

Warranty Deed (STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 30th day of June 1986, **Between**

JAMES P. KELLY AND HELEN KELLY, his wife

of the County of , State of Florida , grantor*, and

RICARDO'S INVESTMENTS, INC., a Florida corporation

whose post office address is P.O. BOX 75 KEY LARGO

of the County of Monroe , State of Florida 33037 , grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of

----------TEN ($10.00) and NO/100---------- Dollars,

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:

Lot 4, BAY WOOD SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 1, at Page 102, of the Public Records of Monroe County, Florida.

SUBJECT TO: The existing 1st Mortgage of Record with BARNETT BANK of The Keys in the approximate balance of $240,283.37, which Grantee assumes and agrees to pay.

SUBJECT TO: A Purchase Money Second Mortgage of even date herewith from Buyer to Sellers which said Mortgage is in the principal amount of $134,800.00.

SUBJECT TO: Conditions, restrictions, easements, limitations, zoning oridinances of Record, if any, and taxes for 1986 and subsequent years.

DS Paid 3,000.00 Date 7-2-86
MONROE COUNTY
DANNY L. KOLARGE CLERK CIR. CT.
By Dandra S. Gale

FILED
86 JUL -2 P1:4
DANNY L. KOLARGE
MONROE

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

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:

Steven T. Wittum — James P. Kelly (Seal)
JAMES P. KELLY

Alfred Palmer — Helen M. Kelly (Seal)
HELEN KELLY, his wife

(Seal)

(Seal)

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

JAMES P. KELLY and HELEN KELLY, his wife

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of June 1986.

Alfred Palmer
Notary Public

My commission expires:

Recorded in Official Records Book
Clerk Circuit Court

Notary Public State Of Florida At Large
My Commission Expires July 8, 1987

KELLY'S

691588

RAMCO FORM 33

This Warranty Deed Made and executed the [illegible] day of [illegible] A.D. [illegible] by

ROD'S INTERNATIONAL MARINA, INC.
a corporation existing under the laws of Florida and having its principal place of business at P.O. Box 75, Key Largo, Florida 33037
hereinafter called the grantor, to

HOBO'S MARINA, INC., a Florida Corporation,
whose postoffice address is 147 Dubonnet, Tavernier, Florida 33070

hereinafter called the grantee:

Wherever 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.

Witnesseth: That the grantor, for and in consideration of the sum of $ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in Monroe County, Florida, viz:

Lot 5, BAY WOOD SUBDIVISION, according to the Plat thereof as recorded in Plat Book 1, Page 102, of the Public Records of Monroe County, Florida.

SUBJECT TO: easements and restrictions of record; taxes for the current and subsequent years.

Tax ID #00439630-000000
SS#

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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.

DR Paid [illegible] Date [illegible]
[illegible]
By [illegible]

(CORPORATE SEAL)

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: [illegible] Secretary

ROD'S INTERNATIONAL MARINA, INC.

Signed, sealed and delivered in the presence of:

Witness

Witness

By [illegible]
JOE R. RODRIGUEZ President

STATE OF Florida
COUNTY OF Monroe

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared JOE R. RODRIGUEZ

well known to me to be the President [illegible] respectively of the corporation named as grantor in the foregoing deed and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of June A.D. 19 91

This instrument prepared by: GLEN W. GILSON II
6701 S.W. 120th Street
Miami, Florida 33156

NOTARY PUBLIC, State of Florida

Notary Public, State of Florida
My Commission Expires Aug. 11, 1995

Recorded in [illegible] Records Book
In Monroe County, Florida
Record Verified
DANNY L. KOLHAGE
Clerk Circuit Court

HOBO'S

NEPTUNE'S

IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT IN AND FOR MONROE COUNTY, FLORIDA

L.R.J. REALTY INC A FLORIDA CORPORATION
PLAINTIFF

CASE NO. CAP -00-303

VS

NEPTUNE'S INVESTMENT HOLDING COMPANY INC
A FLORIDA CORPORATION JACK VANDELAAR, JANA VANDELAAR
CROSS KEY MARINE CANVAS & UPOLSTERY INC A DISSOLVED
FLORIDA CORPORATION DISCOVERY DIVING & FISHING INC
A DISSOLVED CORPORATION
DEFENDANTS

MONROE COUNTY OFFICIAL RECORDS
FILE #1232190 BK#1691 PG#2148
RCD Apr 30 2001 09:43AM DERD DOC STAMPS 7141.00
DANNY L. KOLHAGE, CLERK 04/30/2001 DEP CLK

CERTIFICATE OF TITLE

I, DANNY L. KOLHAGE, Clerk of the above entitled Court, DO HEREBY CERTIFY that heretofore, on APRIL 16, 2001, 20 _____, I executed and filed herein my ·tificate of Sale of the mortgaged property, and that no objections to such sale have been filed herein on r before the date hereof, and that ten (10) days have elapsed since the filing of said Certificate of Sale.

That, as recited in said Certificate of Sale, the mortgaged property, described as follows to wit:

(SEE ATTACHED)

Was sold by me to: L.R.J. REALTY INC A FLORIDA CORPORATION
1602 ALTON ROAD PMB 360
MIAMI BEACH FLORIDA 33139

Who now has title thereto.

WITNESS MY HAND AND SEAL of this Court on April 30, 2001

DANNY L. KOLHAGE
Clerk of the Court
By Sheila Frederick
Deputy Clerk

BID 1,021,000.00

107

DB KEY LARGO LLC.

PE&D, INC.

North

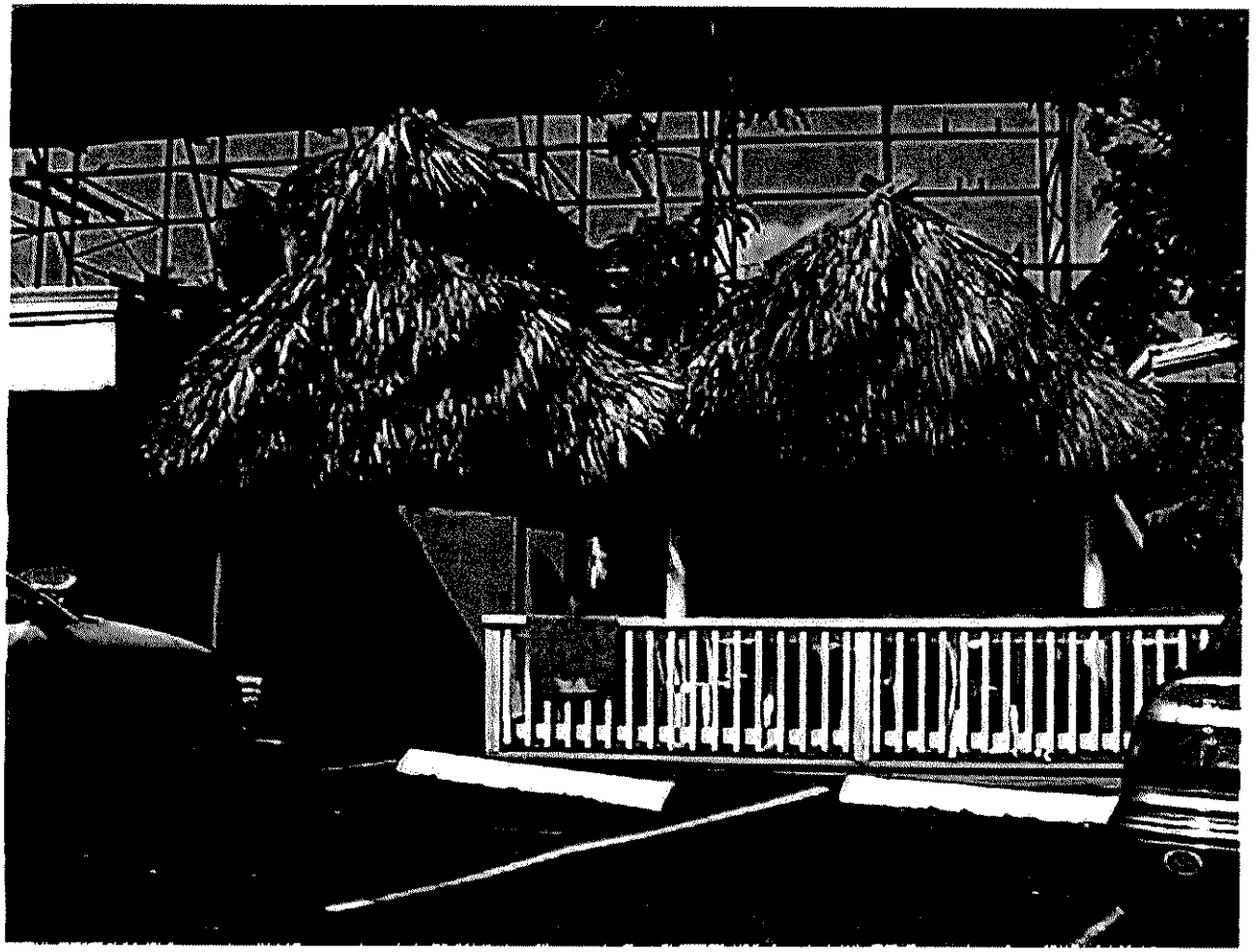
90 45 0 90 Feet

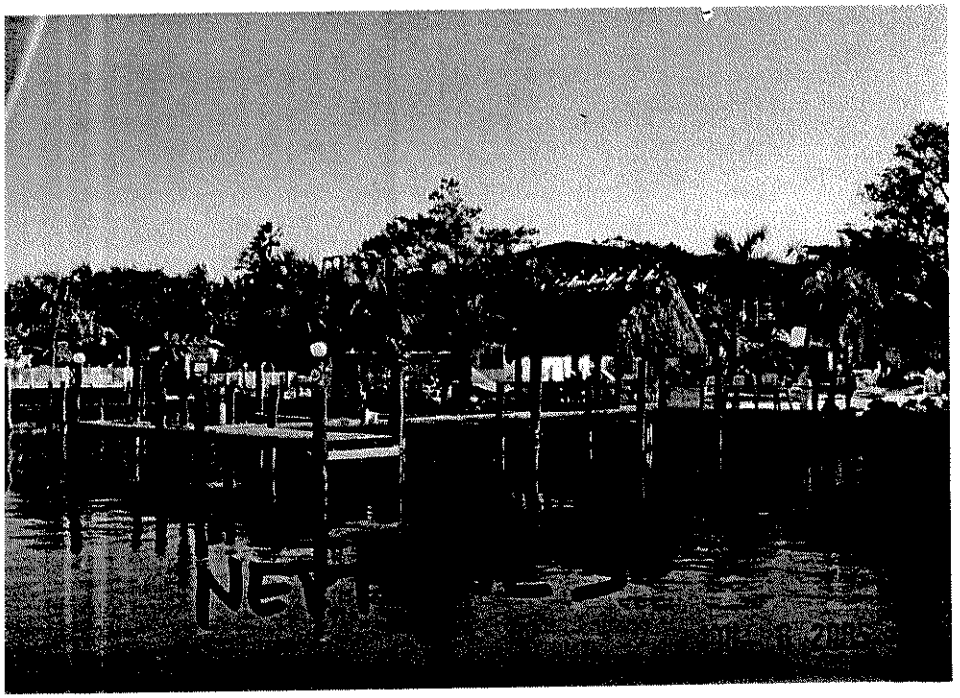
DB KEY LARGO LLC.

PE&D, INC.

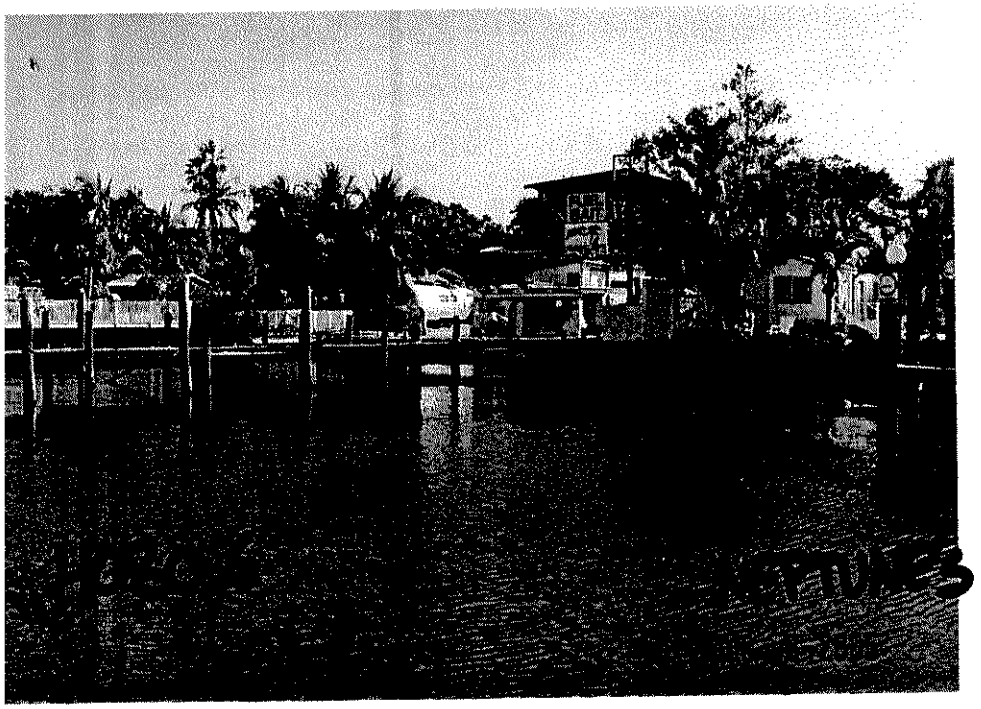
90 45 0 90 Feet

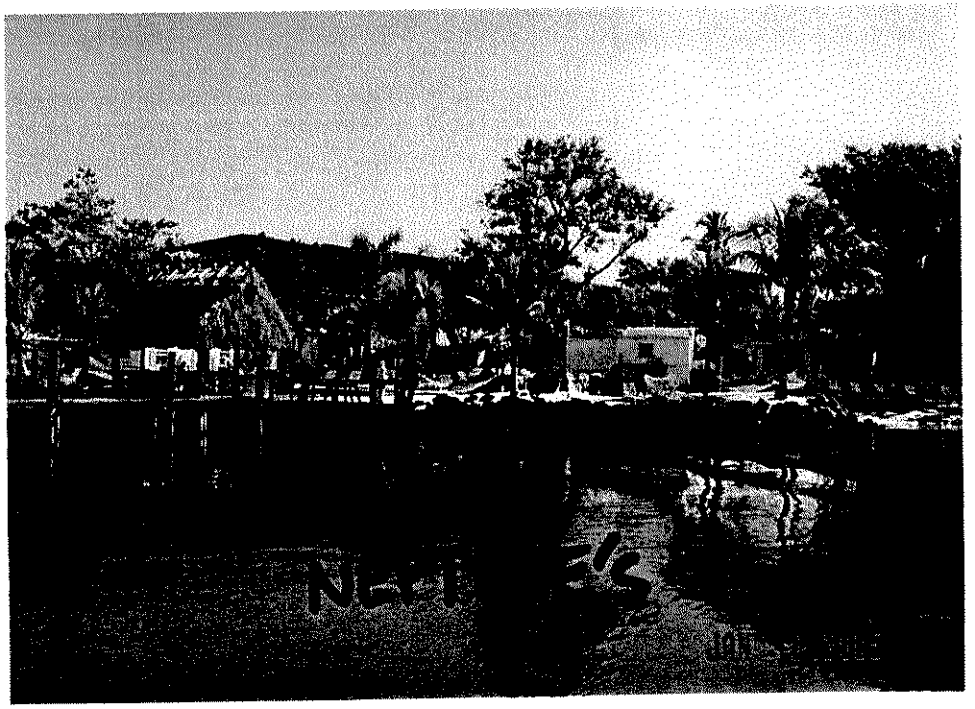
North

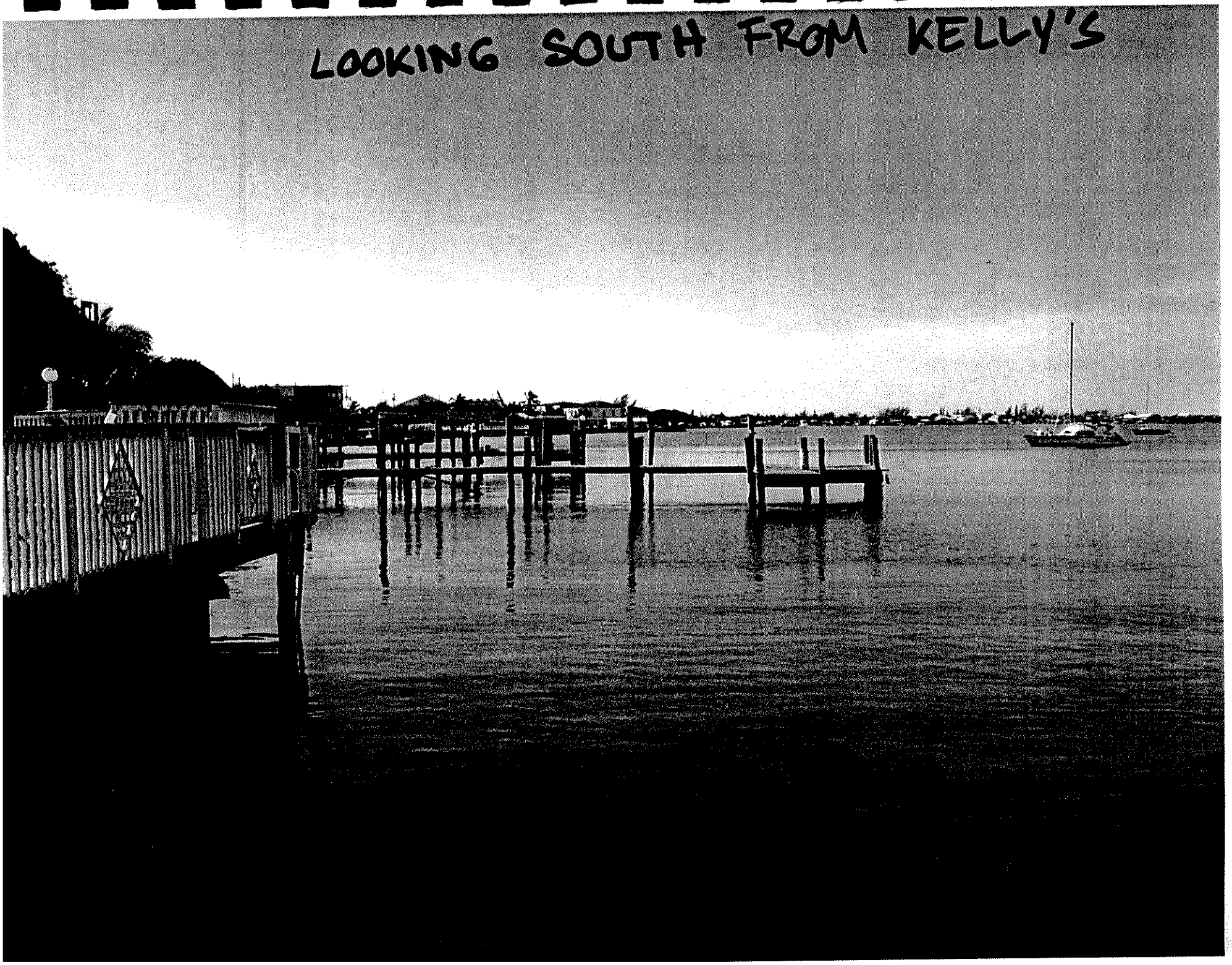




JAN 6 2005

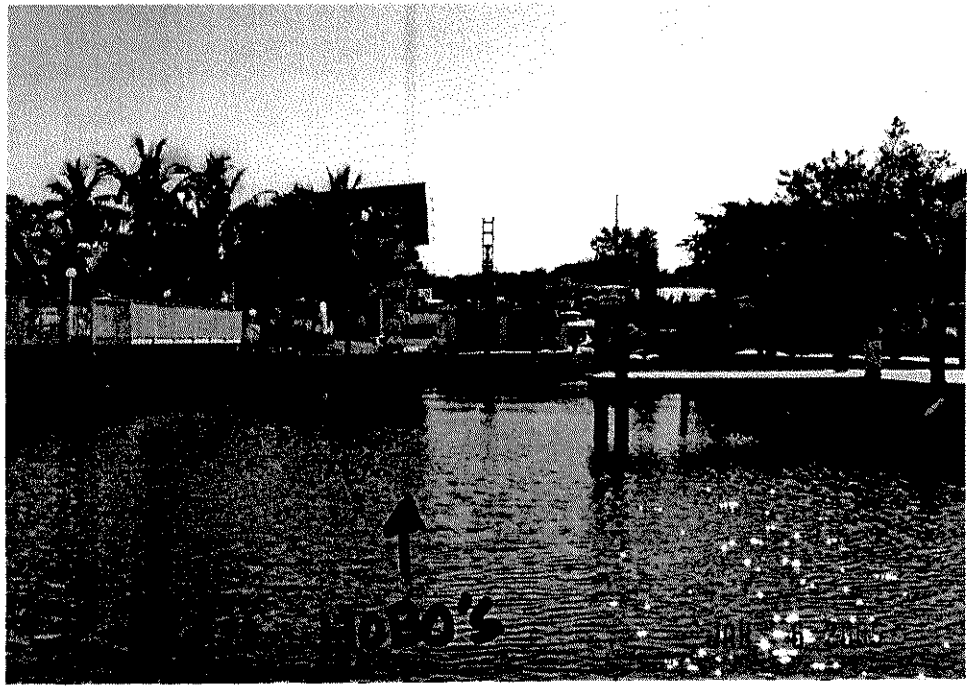


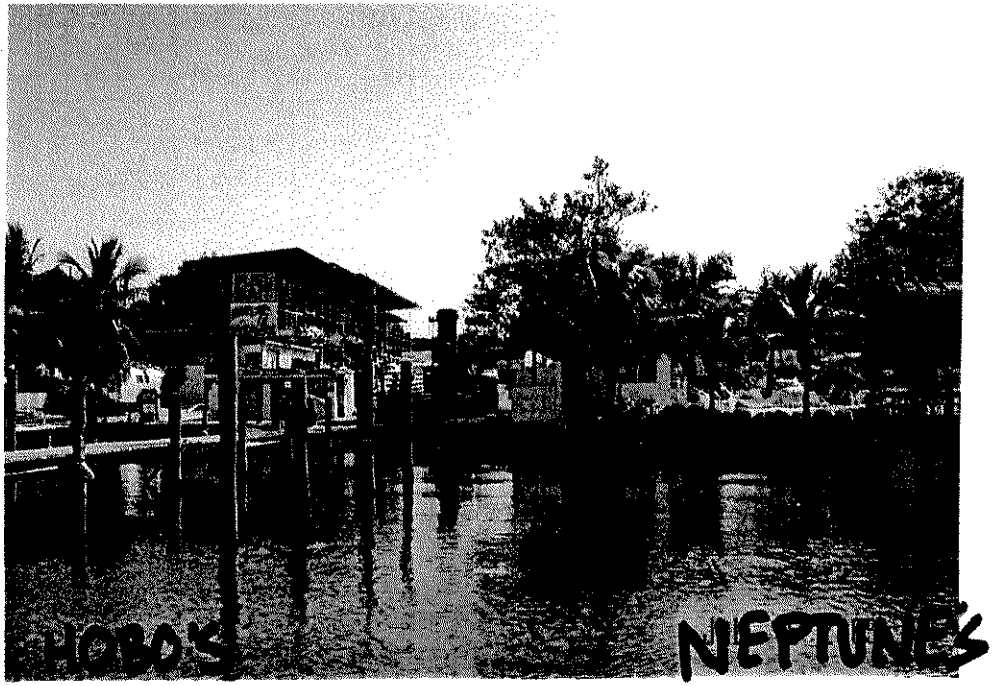



LOOKING SOUTH FROM KELLY'S

LLY'S
6-2805

FUEL
BAR
JAN 6 2005


HOBO'S

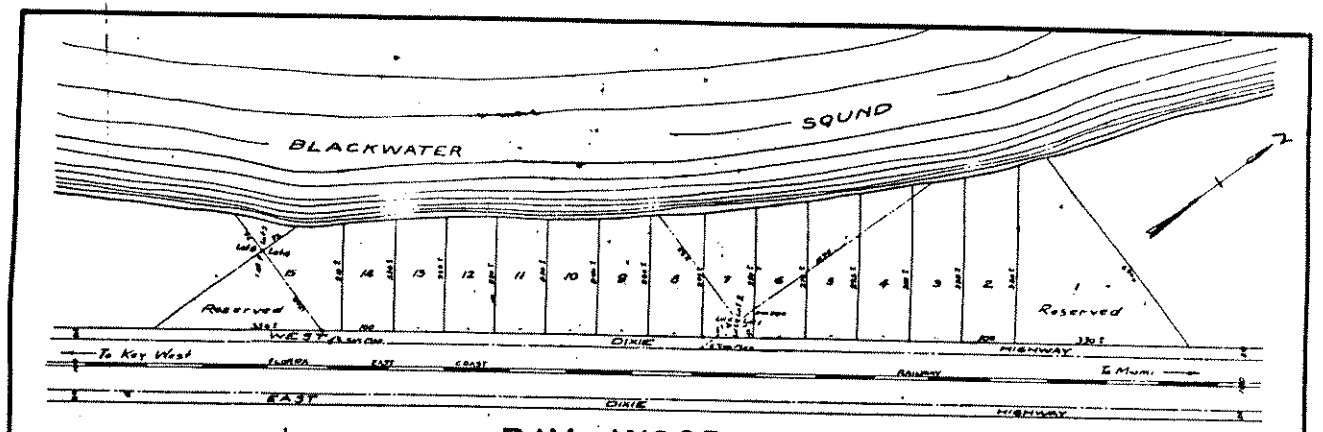

HOBO'S
NEPTUNE'S

HOBO'S

NEW URBAN PLACES
A Berman Group Company

LAND USE DISTRICT MAP

501 Continental Plaza, 3250 Mary Street, Coconut Grove, Florida, 33133



BAY-WOOD

BEING A SUBDIVISION OF PORTIONS OF MODEL LAND COMPANYS LOTS - 1, 2, 4, 5 & 7, LYING NORTHWEST OF RIGHT OF WAY OF THE F.E.C. RAILWAY SITUATE IN SECTION 11, TWP. 61 S. RANGE 39 E. MONROE COUNTY, FLORIDA

W.E. Brown Miami Beach Fla
Registered Engineer No. 19
State of Florida
Scale: 1" = 100' Jan. 11 1925

Know All Men By These Presents —

That J.L. Wood, single, hereby files this plat of the property to be known as "Bay-Wood," being a subdivision of portions of the Model Land Company's Lots - 1, 2, 4, 5 and 7 lying northwest of Right of Way of the Florida East Coast Railway situated in Section 11 Township 61 South Range 39 East, Monroe County, Florida.

The Streets or Avenues as shown on the attached plat are hereby dedicated to the perpetual use of the public for proper purposes reserving to said J.L. Wood, his heirs and assigns the reversion or reversions thereof whenever discontinued by law.

In Witness Whereof the said J.L. Wood has set his hand and sed this 16th day of February A.D. 1925.

Executed in the presents of

HAZEL SIBTHORPE

J.M. McCASKILL

J.L. WOOD

STATE OF FLORIDA:—
COUNTY OF DADE — SS

I hereby certify that on this 16th day of February A.D. 1925 personally appeared before me an officer duly authorized to administer oaths and take acknowledgements, J.L. Wood single, to me well known and known to be the person described in and who executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed for the purpose of placing on record the size and location of various lots and streets of "Bay-Wood subdivision".

Witness my hand and official seal at Miami, Dade County, Florida, this 16th day of February A.D. 1925.

HAZEL SIBTHORPE
Notary Public State of Florida
at large

My Commission Expires July 12, 1926

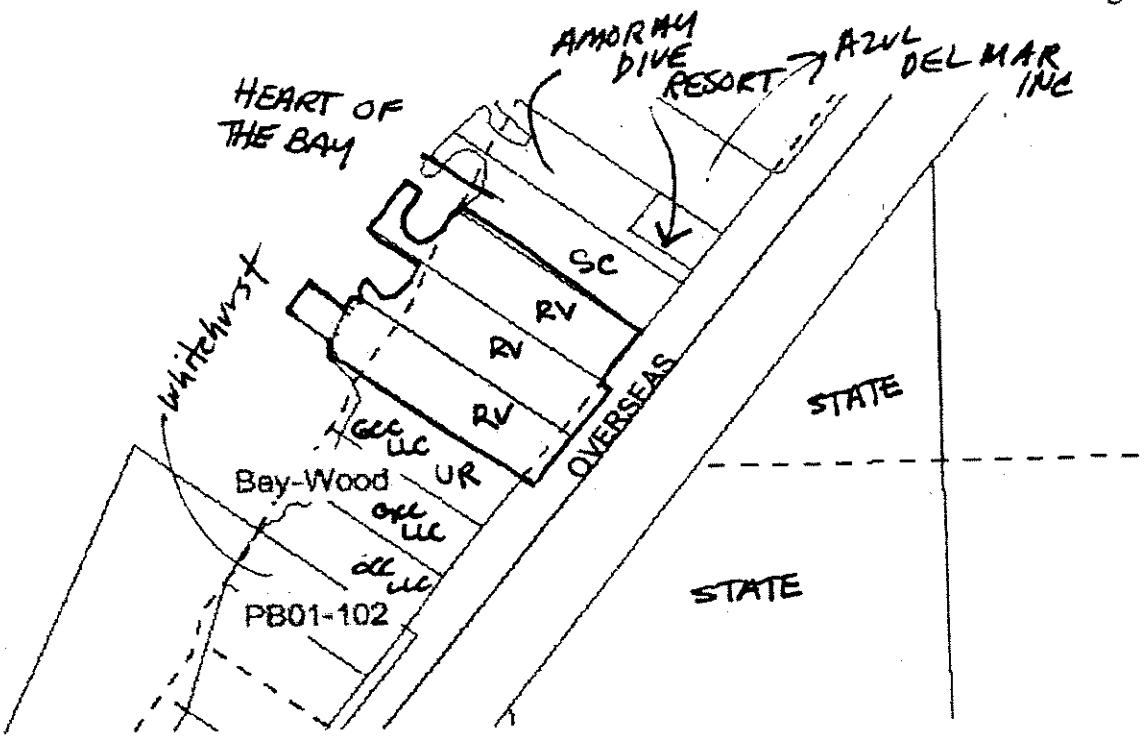
This is to certify that the attached plat is accurate and correct to the best of my knowledge and belief and was made to conform with a plat known as "Florida East Coast Ry Co. map showing property on key Largo in sec. 31, township 60 south, range 40 east, and sec. 6 township 61 south, range 40 east, and sections 1, 11, 12, 14, 22, 26, 29, 32 in township 61 south, range 39 east," shown to have been made from a survey made by Pr. Jenkins C.E. May, 1914

W.E. BROWN
Registered Engineer No. 19
State of Florida

Examined and approved for record

J.N. WATKINS
County Engineer, Monroe County

Duly Recorded April 2nd 1925
D.Z. Filer,
Clerk.


AMORAY DIVE RESORT
AZUL DEL MAR INC
HEART OF THE BAY
SC
RV
RV
RV
UR
OVERSEAS
STATE
STATE
Whitehurst
Bay-Wood
PB01-102

NEW URBAN PLACES
A Berman Group Company

WASTE WATER TREATMENT PLANT INFORMATION

501 Continental Plaza, 3250 Mary Street, Coconut Grove, Florida, 33133

Chad Warhaft

From: Glen Boe & Associates, Inc. [glenboe@bellsouth.net]
Sent: Friday, February 25, 2005 2:12 PM
To: Chad Warhaft
Subject: DB Key Largo (Hobo's Property)
Importance: High

The attachment includes our proposal for engineering and permitting services for the DB Key Largo (Hobo's Property) project. Please review the proposal and return a signed copy as authorization to proceed.

The project as described will include a similar design as the Indigo Bay project in Islamorada.

The following information includes influent parameters and requirements of design:

Average Daily Flow	7,500 gpd
BOD5	250 mg/L
TSS	250 mg/L
TN	50 mg/L
TP	12 mg/L

The effluent parameters are 10/10/10/1.
The plant is required to meet Class III reliability standards.
Handrails, walkways, and stairs (no ladder) shall be included.
A dosing pump is required for alkalinity at the influent line.
Chemical feed for phosphorus removal.
Surge tank is required with an independent blower – the aeration tank and surge tank can share a backup blower.
Lift chains on all pumps.
Pumps shall have quick disconnect fitting for easy removal for maintenance.
Sample points shall be easily accessible.
A recommended sampling and testing schedule.
A letter of guaranty for treatment standards.
The chlorine contact chamber shall be sized to obtain 15 minutes of detention time at maximum pumping capacity.

Please contact our office with any questions. Thank you.

Sean Kirwan
Glen Boe & Associates, Inc.
5800 Overseas Highway, Suite 4
Marathon, FL 33050
(305) 743-9121
(305) 743-9197 (Fax)
glenboe@bellsouth.net

GLEN BOE & ASSOCIATES, INC.
5800 Overseas Highway
Marathon, FL 33050
Phone: (305) 743-9121; FAX: (305) 743-9197

February 25, 2005

PROPOSAL FOR ENGINEERING SERVICES

To: New Urban Places (Client)
Subject Property: DB Key Largo
Hobo's Restaurant & Adjacent Properties
Key Largo, Monroe County, FL

SCOPE OF SERVICE

Glen Boe & Associates, Inc. (GB&A) will prepare the permit application packages necessary to apply for the Department of Environmental Protection Construction and Operation permit for a DEP approved wastewater treatment facility. The construction and operation permit application for two injection wells are included. The proposed wastewater treatment plant and the sanitary sewer collection system will serve approximately nineteen (19) 2 bedroom/2 bathroom units, (14) fourteen 1 bedroom/1.5 bathroom units, one office, and one cabana bathroom located on the subject property.

Services are to include any telephone or written follow-up necessary to conclude the permitting process.

FEE

The fee for preparation of the permit application package is $7,500.00.

FEE QUALIFICATIONS

The fee does not include any payments of fees due to agencies, but is that due to GB&A for execution of the work. A $1,500 start work retainer is required upon authorization to proceed. A payment of $3,500 is due upon completion of the application packages. A final payment of $2,500 is due upon the issuance of the DEP and local permits. The final payment will be paid within 60 days of the issuance of the DEP permit if the building application has not been submitted to the local agency. The Certification of Completion for the treatment plant is included in this contract. The certifications will not be forwarded to the Department until the project is complete and the systems have passed the required tests.

Application or impact fees assessed by governmental agencies are not included in the fee. This fee does not include charges for revisions required by the Client. Revision fees will be billed based on the extent of each revision.

REQUIRED FROM CLIENT

Please verify that the following information is correct.

Facility Name:	DB Key Largo
Facility Contact:	Chad Warhaft
Title:	Director of Construction
Mailing Address:	3250 Mary Street, Suite 501
Street Address:	Coconut Grove, FL 33133
Telephone:	(305) 341-0600

SCHEDULE

Our design will be based on a prefabricated steel plant. The manufacturer is likely to require an up-front fee to provide plant fabrication drawings, which are necessary to include in the DEP permit application package. Preparation of the applications covered by this proposal will be completed no later than 60 days upon receipt of the manufacturer's drawings. Agency response time is difficult to estimate because it is so variable. It is expected to take approximately 6-9 months from the submittal to obtain the Department of Environmental Protection permits.

AUTHORIZATIONS

If this proposal is satisfactory to you, please sign below and return one copy to us not later than March 5, 2005. This proposal is withdrawn if not signed and returned by that date. This proposal may be signed in counterparts and a fax signature shall be considered as an original for all purposes.

****

For Glen Boe & Associates:

Sean Kirwan, President

2/25/~~04~~05
Date

****

For Client:

Chad Warhaft
New Urban Places

2/25/~~05~~
Date

****

RANDAZZA ENTERPRISES, INC.

February 25, 2005
Mr. Sean Kirwan
Glen Boe & Associates, Inc.
5800 Overseas Highway, Suite 4
Marathon, Florida 33050

Dear Sean:

Attached please find the proposal you requested for the D . B. Key Largo Project.

As you already know, Steel prices have and continue to go through the roof. Availability in certain sizes of Steel are also very difficult to find. This is the reason why there is a difference in cost between Indigo Bay, Islamorada Project and this project.

The increase in price for the D. B Key Largo Project was calculated by using only the weight of the Steel, adjusted to reflect the current Steel price. There is no increase in labor or equipment costs.

Please take a minute and explain this unpleasant market condition in regard to steel prices, to our customer.

Thank you very much for the opportunity to be of service to you and your fine staff.

Best Regards,

Nos Espat
President
Randazza Enterprises, Inc.

8824 Van Fleet Road • Riverview, Florida 33569 • Tel: (813) 677 0041 • (813) 677 3359 • Fax: (813) 677 0413

MR. SEAN KIRWAN, P.E.
GLEN BOE & ASSOCIATES
OVERSEAS HIGHWAY
MARATHON, FLORIDA 33050

DEAR SEAN:

WE ARE PLEASED TO PRESENT FOR YOUR CONSIDERATION, OUR DETAILED PROPOSAL 022505NE FOR ONE (1) ECOFLUID UPFLOW SLUDGE BLANKET FILTRATION (USBF) SYSTEM TO TREAT DOMESTIC SEWAGE BASED ON THE FOLLOWING DESIGN CRITERIA.

1. DESIGN DATA

		Influent	Effluent
Average Day Flow	[gpd]	**7,500**	
Peak Flow *	[gpm]	**22**	
BOD_5	[mg/l]	**250**	**10**
TSS	[mg/l]	**250**	**10**
TN	[mg/l]	**50**	**10**
P	[mg/l]	**12**	**1**
Alkalinity	[mg/l]	**30-40**	

* Instantaneous flow

2. LIST OF COMPONENTS AND EQUIPMENT INCLUDED IN ECOFLUID SCOPE OF SUPPLY

The system consists of **One (1)** ECOfluid Engineered USBF prefabricated steel wastewater treatment package plant and components and equipment all as further described below:

Item	Qty	Description
1	**One**	**Anoxic tank** integral with the package plant having a volume of **2,188** gallons c/w **two (2)** submersible mixers provided. **One (1)** portable davit to facilitate the mixer removal is provided.
2	**Two**	**Aeration tanks** integral with the package plant with a total volume of **3,281** gallons with air header, diffuser drops and fine air bubble diffusers.
3	**Two**	**Air blowers** for the USBF plant capable of delivering **60** CFM @ **5.5** psig and each provided with **5** Hp, **230/460** Volts, **3** Phase, **60** Hertz TEFC motors, inlet filter/silencer; check valve; flexible connector; pressure relief valve, discharge silencer and rotameter. The blowers are mounted on steel base plates within **fiberglass** lockable weatherproof enclosure.
4	**One**	Blower for the Surge/Equalization tank.
5	**One**	**Control panel** with starters, breakers and controls in NEMA 4 **FRP** enclosure.

6	**Two**	**USBF clarifiers** integral with the package plant having surface area of **32 ft²** and a volume of **2,047** gallons c/w baffled effluent trough with adjustable weir plates, and surface skimmer provided with an airlift pump and transfer pipe to the anoxic tank.
7	**One**	**Aerated sludge storage tank** having a volume of **1,050** gallons c/w an air header, diffuser drop and coarse bubble diffusers and supernatant return pipe.
8	**One**	**Equalization Tank** with a volume of **2,250** gallons c/w **two (2)** submersible pumps with quick disconnect fitting for easy removal for maintenance.
9	**One**	**Dosing pump** at the influent line.
10	**One**	**Dualized Chlorine contact tank** having a total volume of **876** gallons, for **15** minutes residence time c/w divider wall, flow baffles and brackets for tablet chlorinators
11	**Lot**	**Walkways and galvanized steel grating** to service the equipment.
12	**Lot**	**Galvanized steel handrails** and kick plates.
13	**One**	**Access stairway**, 45 degree c/w galvanized supports, handrails and treads for access to the tank.
14	**Lot**	All steel surfaces to be factory sandblasted to SSPC 10 and painted with **two (2)** coats of TNEMEC Series 69 polyamide epoxy paint, Fountain blue color to **10** mils DFT, on all surfaces.
15	**Lot**	Installation inspection, operators training and start up assistance
16	**Lot**	Equipment and Operating Manuals

3. LIST OF MATERIALS, COMPONENTS, EQUIPMENT AND SERVICES NOT INCLUDED IN ECOFLUID SCOPE OF SUPPLY

Without limitation, the following materials, components, equipment and services are not included in the scope of supply and are to be provided by others:

Equipment and tanks unloading; excavation; concrete pads; crane to set tanks on pads; field assembly and installation; influent and effluent piping; anchor bolts and turnbuckles; electrical wiring to control panels and from control panels to equipment; backfill (if required); site grading; finishing and landscaping; fencing; water to fill tanks; etc.

4. PRICES, TERMS AND DELIVERY

4.1 TOTAL NET PRICE, F.O.B., FREIGHT ALLOWED TO JOBSITE..... $110,876.00
Total Price Includes: Installation Inspection, Startup and Training.
Price does not include any Local, State or Federal taxes or Fees.

The price is firm for acceptance within Thirty (30) days of the date of this proposal.

4.2 OPTIONAL RECOMMENDED UPGRADE:

FIBERGLASS HANDRAILS, GRATING, 45 DEGREE STAIRWAY.....$8,000.00

PAYMENT TERMS: **30% DOWN PAYMENT WITH PURCHASE ORDER, 70 % BALANCE DUE UPON NOTIFICATION OF COMPLETION OF FABRICATION OF EQUIPMENT.**

4.3 DELIVERIES:

Submittal Drawings: Four (4) weeks from receipt of Purchase Order

Equipment: Sixteen (16) weeks from receipt of Purchase Order subject to timely (10 days) Submittal Drawings approval and return.

4.4 MAJOR COMPONENTS SHIPPING DIMENSIONS AND WEIGHTS:

Package Plant: **1** @ **8'** wide x **10'** high x **23.0'** long;

Total weight: **21,000** lbs approximate weight

5. ACCEPTANCE:

THIS PROPOSAL WILL RESULT IN A FIRM ORDER WHEN ACCEPTED BY THE PURCHASER AND ONLY WHEN APPROVED BY AN AUTHORIZED OFFICER OF RANDAZZA ENTERPRISES, INC. AND/OR ECOFLUID SYSTEMS INC.

SUBMITTED BY:

_____

DATE:_____

ACCEPTED BY:

DATE: 2/25/05

HOBO'S

Prepared For:

D B KEY LARGO, LLC.

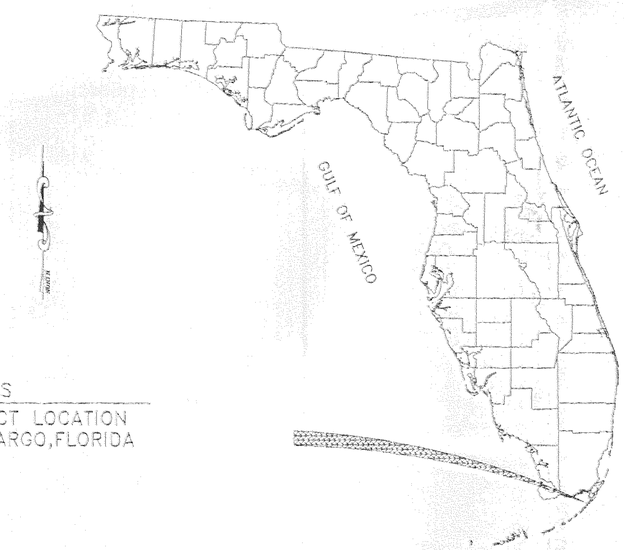
3250 MARY STREET, SUITE 501
MIAMI, FL. 33133
(210) 479-2500

Prepared By:

P E & D , Inc.
Certificate of Authorization # 8579
Perez Engineering
& Development, Inc.
1010 KENNEDY DRIVE SUITE 400
Key West, FL 33040
ph: (305) 293-9440 * fax: (305) 296-0243

Sheet Index

G-1 COVER SHEET
C-1 CONCEPTUAL SITE PLAN
C-2 CONCEPTUAL DRAINAGE PLAN
C-3 CONCEPTUAL LANDSCAPE PLAN



HOBO'S
PROJECT LOCATION
KEY LARGO,FLORIDA

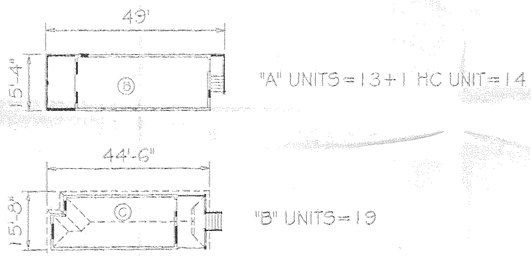
FLORIDA MAP
NOT TO SCALE

RECEIVED
RECEIVED
RECEIVED
FEB 28 2005
48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE UNDERGROUND
UTILITIES NOTIFICATION CENTER

ALLEN E. PEREZ 2/24/05 P.E. #51468

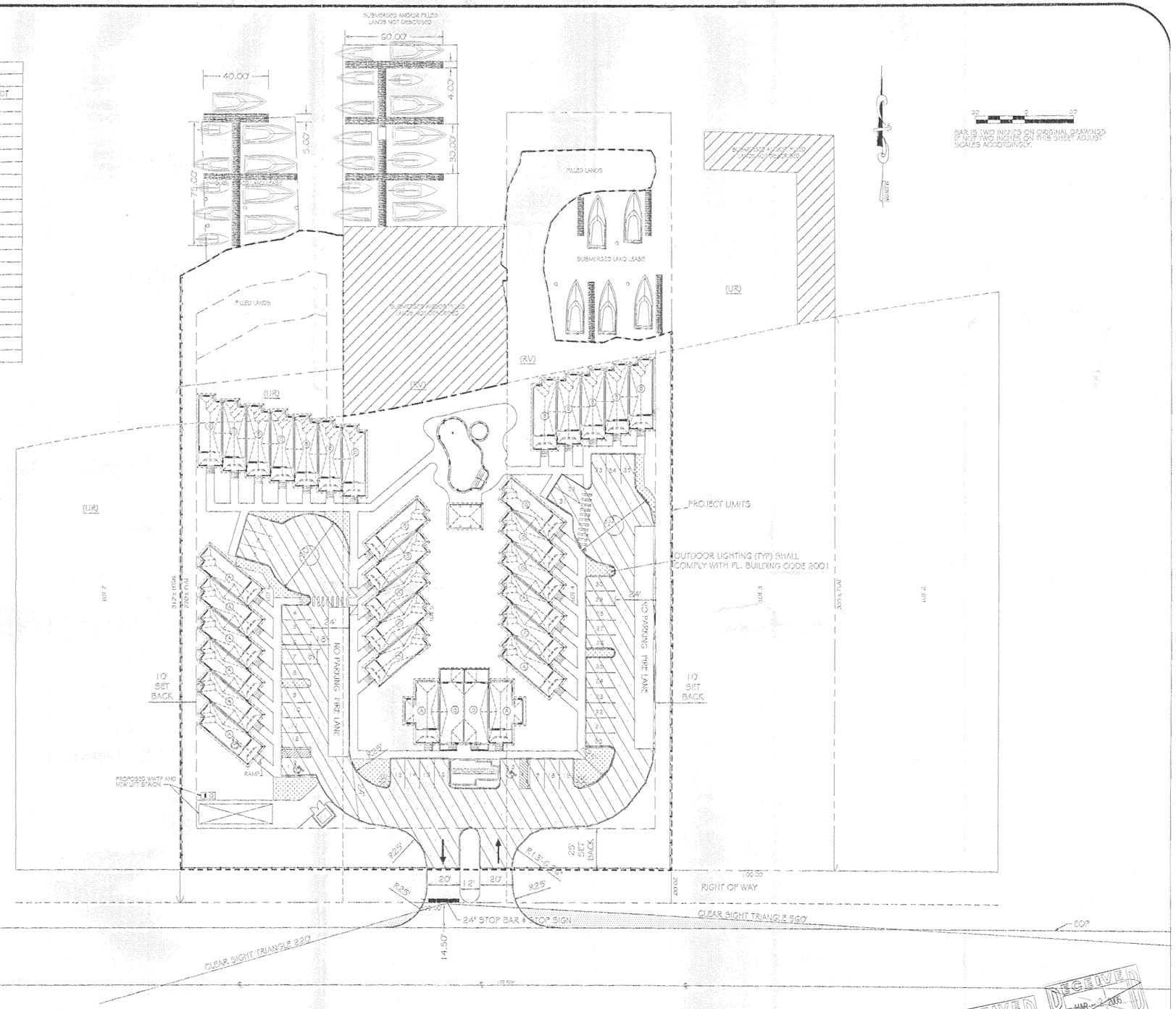
FEBRUARY 2005

SITE ANALYSIS	REQUIRED/ALLOWED
SITE AREA: (UPLAND)	103074 SF (2.37 AC)
LAND USE DISTRICT:	URBAN RESIDENTIAL DISTRICT & RECREATIONAL VEHICLE DISTRICT
OPEN SPACE RATIO:	20% REQUIRED/45.6% PROVIDED
MAXIMUM HEIGHT:	35'
PARKING LOT LANDSCAPING:	592 SF WITH 3 CANOPY, 7 SHRUBS/2,100 SF
DISTRICT BUFFER YARD REQUIREMENTS:	
MAJOR STREET BUFFER:	CLASS C, U.S. HIGHWAY 1 (25')
SEWAGE TREATMENT	PROPOSED NEW WWTP AND LIFT STATION
FLOOD ZONE	AE 8
FLOOD ELEV.	8 FT
PARKING	33 REQUIRED / 35 STANDARD SPACES & 2 HANDICAPPED SPACES
IMPERVIOUS AREA:	
SIDEWALKS/PAVED AREAS/ROOF AREA	47,044.8 SF
TOTAL IMPERVIOUS AREA:	47,044.8 SF
OPEN SPACE:	56,029.2 SF
SETBACKS:	
FRONT: U.S. HIGHWAY 1	25'
SIDE: VACANT LAND/	10'/5'
REAR: FLORIDA BAY	25'
FAR: N/A	



LEGEND

- OUTDOOR LIGHTING
- PROJECT AREA
- ASHPALT



RECEIVED FEB 28 2005

RECEIVED MAR - 2 2005

General Notes:

48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE UNDERGROUND UTILITIES NOTIFICATION CENTER

P E & D, Inc.
Certificate of Authorization #6579
Perez Engineering & Development, Inc.
1010 KENNEDY DRIVE SUITE 400
Key West, FL 33040
ph: (305) 293-9440 * fax: (305) 295-0243

No.	Revision/Issue	Date

Designed By: AEP	Project: XREF SITE.DWG
Checked By: GWB	Date: 2/25/05
Drawn By: GKG	Scale: AS NOTED

DB KEY LARGO, LLC.
104180/104200/104220 OVERSEAS HIGHWAY US 1
KEY LARGO, FL
CONCEPTUAL SITE PLAN

ALLEN E. PEREZ 2/28/05 P.E. #51468

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK

Sheet C-1

DRAINAGE CALCULATIONS

WATER QUALITY-PREDEVELOPMENT

PROJECT AREA	2.37 Ac
PERVIOUS AREA	0.59 Ac
IMPERVIOUS AREA	1.78 Ac
% IMPERVIOUS	75.11%
RAINFALL FOR 25yr/24hr EVENT (P)	9 in
DEPTH TO WATER TABLE	4 FT
DEVELOPED AVAILABLE STORAGE	8.18 in

SOIL STORAGE (S)=(8.18 IN) (1-0.751)=2.04

$$Qpre = \frac{(P-0.2S)^2}{(P+0.8S)} = \frac{(9.00-(0.2)(2.04))^2}{(9.00+(0.8)(2.04))} = 6.95 \text{ in}$$

WATER QUALITY-POSTDEVELOPMENT

PROJECT AREA	2.37 Ac
PERVIOUS AREA	1.29 Ac
IMPERVIOUS AREA	1.08 Ac
% IMPERVIOUS	45.57%
RAINFALL FOR 25yr/24hr EVENT (P)	9 in
DEPTH TO WATER TABLE	4 FT
DEVELOPED AVAILABLE STORAGE	8.18 in

SOIL STORAGE (S)=(8.18 IN) (1-0.456)=4.45 in

$$QPOST = \frac{(P-0.2S)^2}{(P+0.8S)} = \frac{(9.00-(0.2)(4.45))^2}{(9.00+(0.8)(4.45))} = 5.24 \text{ in}$$

POSTDEVELOPMENT - PREDEVELOPMENT

Qpost - Qpre = 5.24 in - 6.95 in = (-)1.71 in
VOLUME = QA = (-)1.79 in)(2.37 Ac) = (-)4.06 Ac-in

WATER QUALITY

DRAINAGE BASIN AREA	2.37 Ac
ROOF AREA	0.45 Ac
PAVEMENT /WALKWAYS	0.63 Ac
% IMPERVIOUS	32.8%

A) 1in OF RUNOFF FROM DRAINAGE BASIN = 2.37 Ac-in
B) 2.5 in TIMES PERCENT IMPERVIOUS = 1.94 Ac-in

WATER QUANTITY~vs~WATER QUALITY

(-)4.06 Ac-in < 2.37 Ac-in

VOLUME REQUIRED

VOLUME = (2.37 AC)(3630) = 8,603.1 CF

DRY RETENTION CREDIT

8603. 50% = 4301.55 CF REQUIRED

VOLUME PROVIDED:

POND A = 3047 CF
POND B = 2744 CF

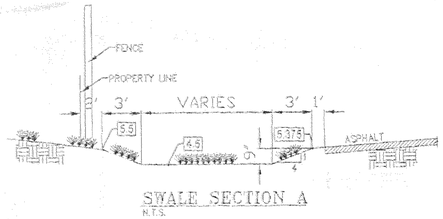
TOTAL = 5791 CF

LEGEND

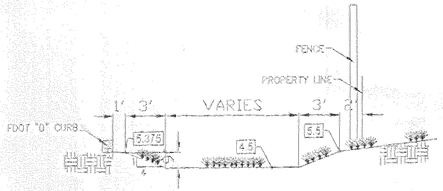
DRY RETENTION

BERM

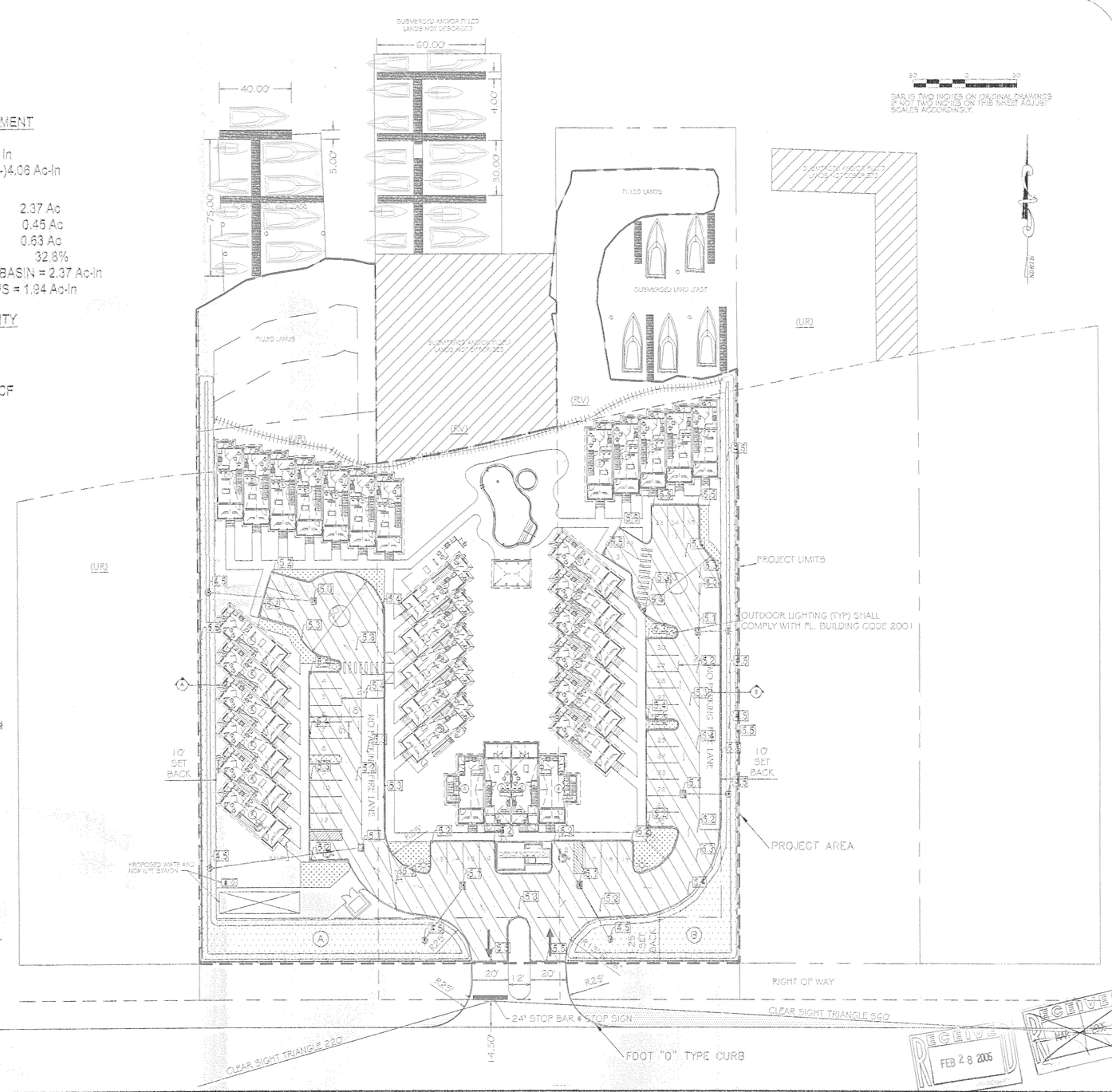
4.5 PROPOSED EL



SWALE SECTION A
N.T.S.



SWALE SECTION B
N.T.S.



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General Notes:

INFORMATION HERE IS BASED ON BEST DATA AVAILABLE AND IS NOT FOR CONSTRUCTION

48 HOURS BEFORE DIGGING CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE UNDERGROUND UTILITIES NOTIFICATION CENTER

P E & D, Inc.
Certificate of Authorization #5579
Perez Engineering & Development, Inc.
1010 KENNEDY DRIVE SUITE 400
Key West, FL 33040
ph: (305) 293-9440 • fax: (305) 296-0243

No.	Revision/Issue	Date

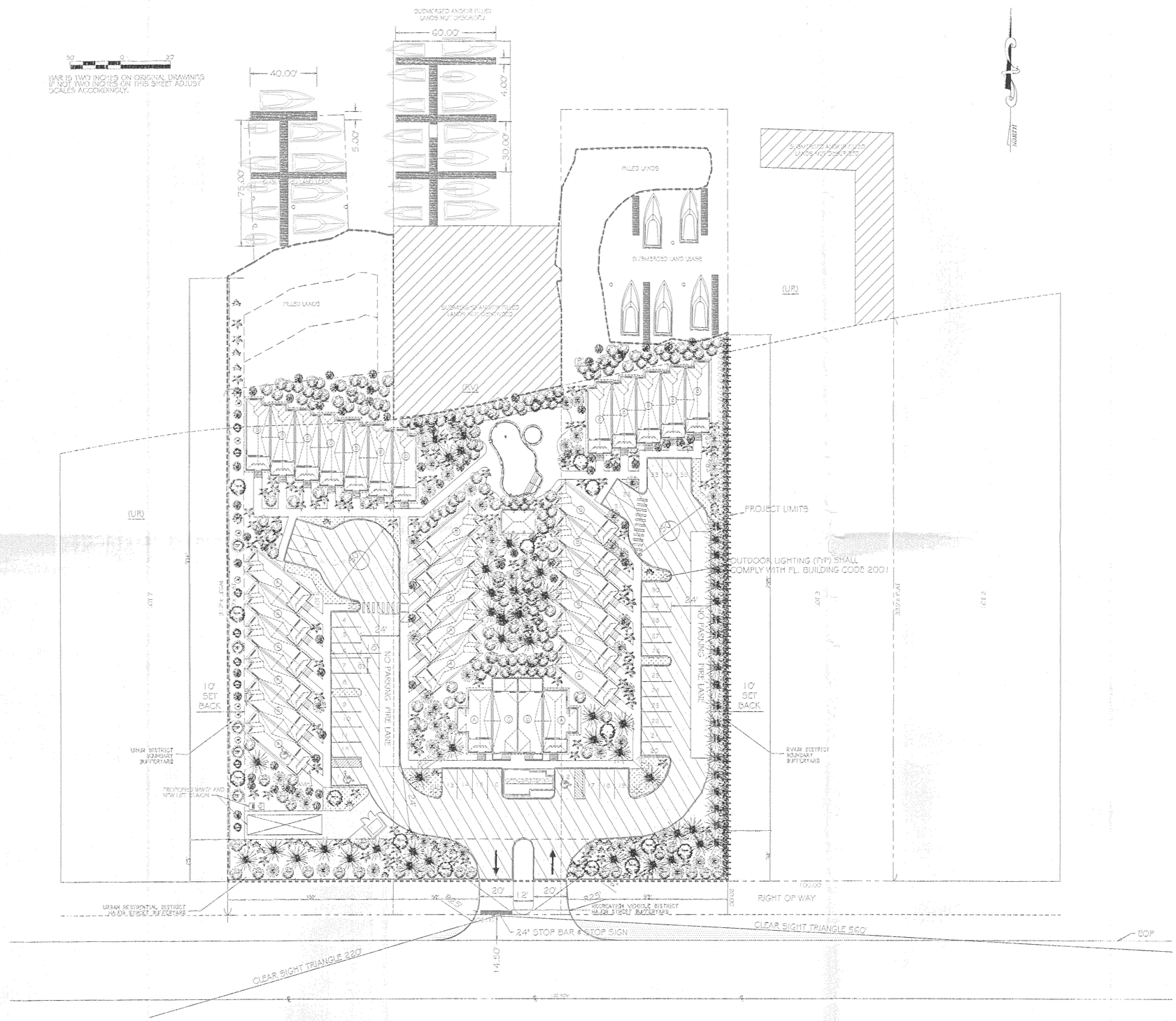
Designed By: GWB	Project: DRAINAGE.DWG
Checked By: AEP	Date: 02/25/04
Drawn By: HBJ	Scale: AS NOTED

DB KEY LARGO, LLC.
109180/109200/109220 OVERSEAS HIGHWAY US 1
KEY LARGO, FL.
CONCEPTUAL DRAINAGE PLAN

ALLEN E. PEREZ 2/28/05 P.E. #37416

NOT VALID FOR CONSTRUCTION UNLESS SEALED AND SIGNED BY THE ENGINEER

Sheet C-2



MAJOR STREET BUFFERYARD LEGEND

LAND USE DISTRICT	BUFFER CLASS	BUFFERYARD DIMENSIONS	PLANT MATERIAL/100' REQUIRED	PLANT MATERIAL PROVIDED
UR	B	20' WIDE X 100' LENGTH	6C, 9U, 24S	6C, 9U, 24S

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	TYPE	QTY
	GUMBO LIMBO	Bursera simaruba	3"dbh, 12'	CANOPY	6
	GOMER TREE	Cordia sebestena	3' height	Understory	3
	BUTLEY	Guapira discolor	3' height	Understory	8
	KEYS THATCH PALM	Thrinax morrisii	3' height	Understory	8
	FLORIDA THATCH PALM	Thrinax radiata	3' height	Understory	8

LAND USE DISTRICT	BUFFER CLASS	BUFFERYARD DIMENSIONS	PLANT MATERIAL/100' REQUIRED	PLANT MATERIAL PROVIDED
RV	C	20' WIDE X 145' LENGTH	17C, 6U, 36S	17C, 9U, 52S

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	TYPE	QTY
	JAMAICA DOGWOOD	Piscidia piscipula	3"dbh, 12'	CANOPY	6
	GUMBO LIMBO	Bursera simaruba	3"dbh, 12'	CANOPY	11
	GOMER TREE	Cordia sebestena	5' height	UNDERSTORY	9
	BUTLEY	Guapira discolor	3' height	SHRUB	14
	KEYS THATCH PALM	Thrinax morrisii	3' height	SHRUB	19
	FLORIDA THATCH PALM	Thrinax radiata	3' height	SHRUB	19
	SILVER BUTTONWOOD	Conocarpus erectus	3' height	SHRUB	9

DISTRICT BOUNDARY BUFFERYARD LEGEND

ADJACENT DISTRICTS	BUFFER CLASS	BUFFERYARD DIMENSIONS	PLANT MATERIAL/100' REQUIRED	PLANT MATERIAL PROVIDED
UR + UR	B	10' WIDE X 335' LENGTH	8.4C, 18U, 42S	9C, 9U, 87S

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	TYPE	QTY
	JAMAICA DOGWOOD	Piscidia piscipula	3"dbh, 12'	CANOPY	3
	PIGEON PLUM	Coccoloba diversifolia	5' height	CANOPY	3
	LICIDIA CAPER	Capparis flexuosa	5' height	Understory	2
	KEYS THATCH PALM	Thrinax morrisii	5' height	Understory	1
	JAMAICA CAPER	Capparis cynophallophora	3' height	SHRUB	6
	BLACKTORCH	Erithalis fruticosa	3' height	SHRUB	7
	REDBERRY STOPPER	Eugenia confusa	3' height	SHRUB	7
	FLORIDA THATCH PALM	Thrinax radiata	3' height	SHRUB	3
	KEYS THATCH PALM	Thrinax morrisii	3' height	SHRUB	3

ADJACENT DISTRICTS	BUFFER CLASS	BUFFERYARD DIMENSIONS	PLANT MATERIAL/100' REQUIRED	PLANT MATERIAL PROVIDED
RV + UR	B	10' WIDE X 295' LENGTH	8.8C, 53U, 08S	10C, 10U, 83S

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	TYPE	QTY
	GUMBO LIMBO	Bursera simaruba	3"dbh, 12'	CANOPY	19
	GOMOR TREE	Cordia sebestena	5' height	UNDERSTORY	3
	KEYS THATCH PALM	Thrinax morrisii	3' height	UNDERSTORY	4
	FLORIDA THATCH PALM	Thrinax radiata	3' height	UNDERSTORY	3
	SILVER BUTTONWOOD	Conocarpus erectus	3' height	SHRUB	93

PARKING LANDSCAPE LEGEND

LAND USE DISTRICT	LANDSCAPE STANDARD	PARKING SPACES PROVIDED	PLANT MATERIAL/24 PARKING SPACES REQUIRED	PLANT MATERIAL PROVIDED
UR	C	33	EIGHT PLANTING AREA, 3C, 33	EIGHT PLANTING AREA, 3C, 33

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	TYPE	QTY
	JAMAICA DOGWOOD	Piscidia piscipula	3"dbh, 12'	CANOPY	1
	GUMBO LIMBO	Bursera simaruba	3"dbh, 12'	CANOPY	2
	KEYS THATCH PALM	Thrinax morrisii	3' height	SHRUB	3
	FLORIDA THATCH PALM	Thrinax radiata	3' height	SHRUB	4
	PLANTING AREA	NA	NA	NA	8,000 SF

RECEIVED FEB 28 2005

RECEIVED MAR 1 2005

General Notes:

48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE UNDERGROUND UTILITIES NOTIFICATION CENTER

P E & D, Inc.
Certificate of Authorization #6579
Perez Engineering & Development, Inc.
1010 KENNEDY DRIVE SUITE 400
Key West, FL 33040
ph: (305) 293-9440 * fax: (305) 296-0243

No.	Revision/Issue	Date

Designed By: EFI	Project: XREF SITE.DWG
Checked By: GWB	Date: 2/25/05
Drawn By: GKG	Scale: 1" : 30'

DB KEY LARGO, LLC.

104180/104200/104220 OVERSEAS HIGHWAY
KEY LARGO, FLORIDA

CONCEPTUAL LANDSCAPE PLAN

ALLEN E. PEREZ 2/25/05 P.E. #51463

NOT VALID FOR CONSTRUCTION UNLESS SEALED AND SIGNED IN THIS BLOCK

Sheet C-3

DOOR SCHEDULE.

MARK	SIZE	DOOR TYPE	DOOR MATERIAL	REMARKS
(1)	3'-0"x8'-0"	SGL. SWING	3"	S.C. WOOD, W/ 10" SIDE LITE
(2)	2'-6"x6'-8"	INT. SWING	1 3/8"	WOOD
(3)	2'-6"x6'-8"	INT. SINGLE	1 3/8"	WOOD
(4)	2'-6"x6'-8"	POCKET	1 3/8"	WOOD
(5)	2'-6"x6'-8"	INT. SWING	1 3/8"	WOOD
(6)	(2)2'-6"x6'-8"	GA. (DIVIDED)	1 3/8"	WOOD
(7)	3'-0"x8'-0"	SGL. (SLIDING)	3"	ALUM. CLAD
(8)	2'-6"x6'-8"	(DIVIDED)	3"	ALUM. CLAD, SINGLE LITE
(9)	2'-6"x6'-8"	INT. SWING	1 3/8"	WOOD

WINDOW SCHEDULE

MARK	SIZE	WINDOW TYPE	MODIFICATIONS	FRAME	REMARKS
(A)	2'-3" x 4'-3"	ALUM. DBL	31 3/8" x 63"	ALUMINUM	FIXED
(B)	2'-3" x 5'-3"	ALUM. DBL	31 3/8" x 63"	ALUMINUM	
(C)	(2)2'-3" x 5'-3"	ALUM. DBL	63 3/8" x 63"	ALUMINUM	

NOTE:
COORDINATE ROUGH OPENINGS WITH WINDOW MANUFACTURER. ALL FIXED WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM CLEAR OPENING 5.7 SQ.FT.
ALL GLASS OPENINGS SHALL COMPLY WITH SECTION 2407 AND BE MARKED TO INDICATE IMPACT RESISTANT OR PROTECTED BY IMPACT PROTECTIVE SYSTEM.

WALL TYPE LEGEND

(A) EXTERIOR
CATEGORY:
8" CMU WALL WITH ONE LAYER 1/2" GYPSUM BOARD ON INT. SIDE FASTENED @ 24" O.C. WITH R-42 REFLECTIVE FOIL INSULATION ON INTERIOR AND 3/8" STUCCO ON EXT. SIDE.
INTERIOR:
8" CMU WALL WITH ONE LAYER 1/2" GYPSUM BOARD ON INT. SIDE HANGING @ 24" O.C. ON BOTH SIDES.

(B) INTERIOR PARTITION
ONE LAYER 1/2" GYPSUM BOARD ON BOTH SIDES OF 3 5/8" METAL STUDS @ MIN. 16" O.C.

(C) NON CMU EXTERIOR WALL
8" CMU WALL WITH ONE LAYER 1/2" GYPSUM BOARD ON 2x4" (1) WOOD STUDS AT 24" O.C. OR METAL STUDS @ 24" O.C. WITH R-42 REFLECTIVE FOIL INSULATION ON INTERIOR AND 3/8" STUCCO ON EXTERIOR.

NOTE:
ALL FULL HEIGHT WALLS SHALL RECEIVE APPROPRIATE FIRE BLOCKING @ 8' MAXIMUM VERTICAL SPACING AS REQUIRED BY FBC, 2001.

ASCE 7-98 WIND LOADING
FLORIDA BUILDING CODE 2001

WIND VELOCITY	= 140 MPH. 3 SEC. G.
BUILDING DESIGN	= ENCLOSED
EXPOSURE CATEGORY	= C
BUILDING CATEGORY	= TYPE II
IMPORTANCE FACTOR	= 1.000
INTERNAL PRESSURE COEFF.	= (0.18, -0.18) (+,-)
LIVING AREA LL.	= 40# SQ.
LIVING AREA DL.	= 20# SQ.
ROOF LL.	= 30# SQ.
ROOF DL.	= 7# SQ.

NOTES:
HURRICANE STORM PANELS OR IMPACT GLASS REQUIRED
EXCEPT ON SOLID WOOD DOORS

AREA CALCULATIONS

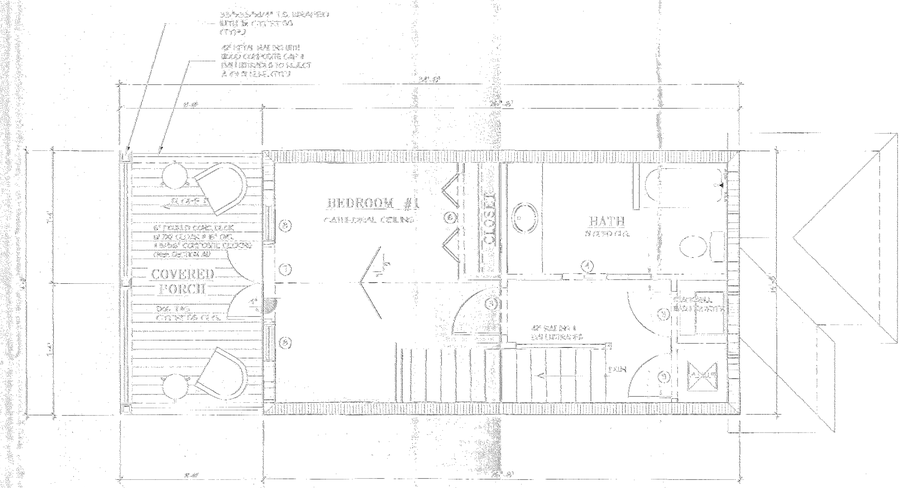
A/C LIVING.....880 S.F.

COVERED PORCH.....117 S.F.
COVERED PORCH.....117 S.F.

TOTAL.....1184 S.F.

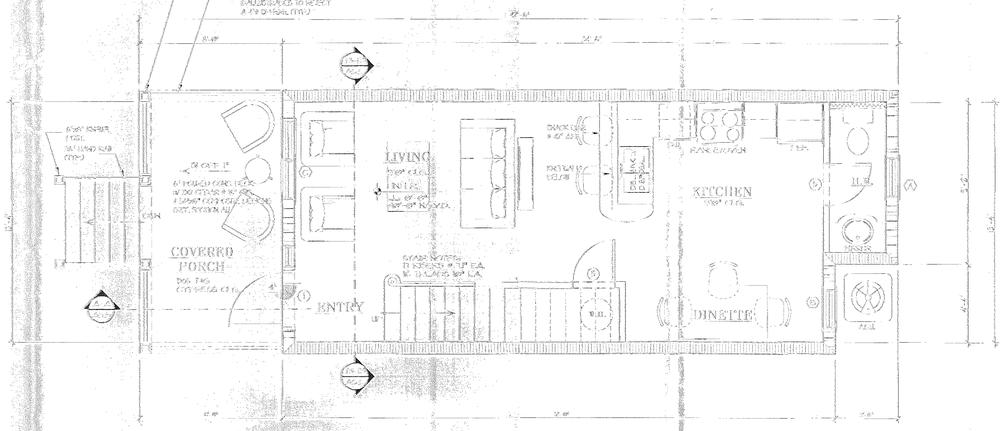
NOTES:

1. ALL GLASS IN SHOWER DOORS SHALL BE TEMPERED
2. ALL GLASS SHOWER & TUB ENCLOSURES SHALL BE TEMPERED
3. GLASS OR MIRRORS IMMEDIATELY SURROUNDING A BATHTUB OR SHOWER ENCLOSURE SHALL BE SAFETY GLAZED (WITH LESS THAN 840" ABOVE FLOOR OF TUB OR SHOWER)
4. ALL BATHROOM FLOORS & BASES SHALL BE OF IMPERVIOUS MATERIAL
5. ALL FIX GLASS SHALL BE 1/4" THICK (MIN.)
6. DOORS BETWEEN GARAGE & HOUSE MUST BE SOLID CORE, 1 3/8" THICK W/ 2x4 SOLID FASTENED JAMB, OR A 20-LABEL METAL DOOR & JAMB. DOORS TO HAVE AUTOMATIC CLOSERS
7. TRAP DOOR TO ATTIC SPACES SHALL BE FIRE RESISTIVE
8. ALL WINDOWS ARE SIZED BASED ON PGT WINGUARD IMPACT RESISTANT.



2ND LEVEL FLOOR PLAN

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



1ST LEVEL FLOOR PLAN

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

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DB KEY LARGO LLC
UNIT STYLE 'A'
LOTS 4,5 & 6, OVERSEAS HWY, KEY LARGO
MONROE COUNTY, FLORIDA

RANDALL STOFFT ARCHITECTS
RANDALL E. STOFFT - ARCHITECT
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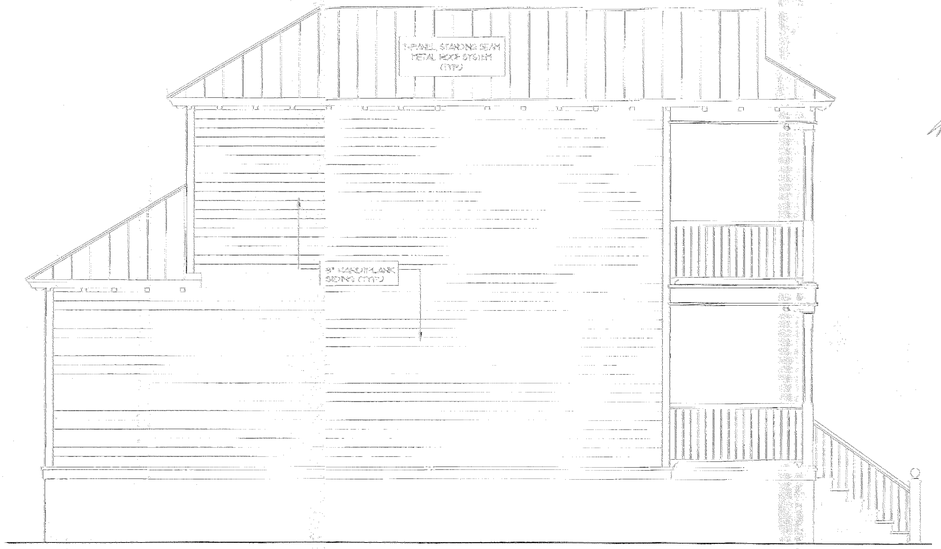
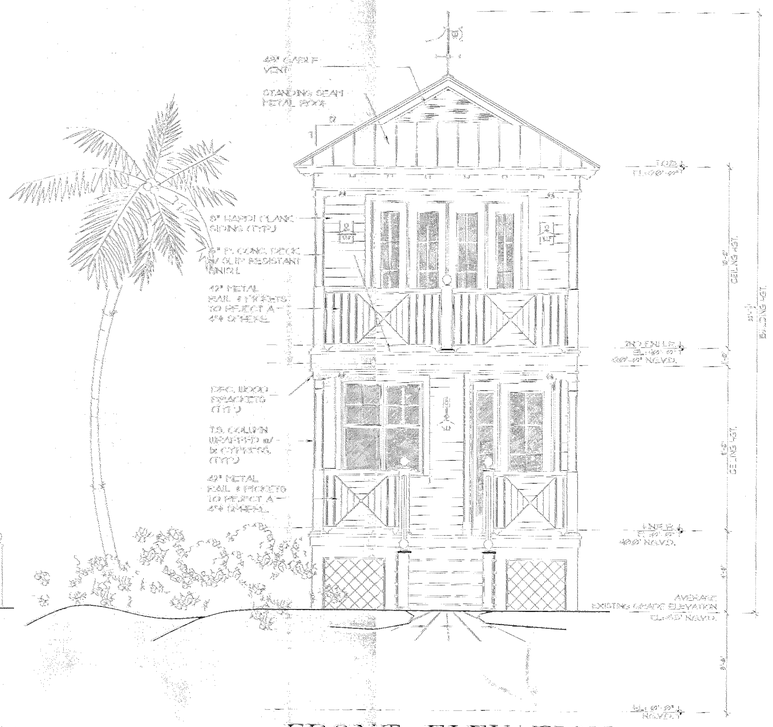


LEFT SIDE ELEVATION



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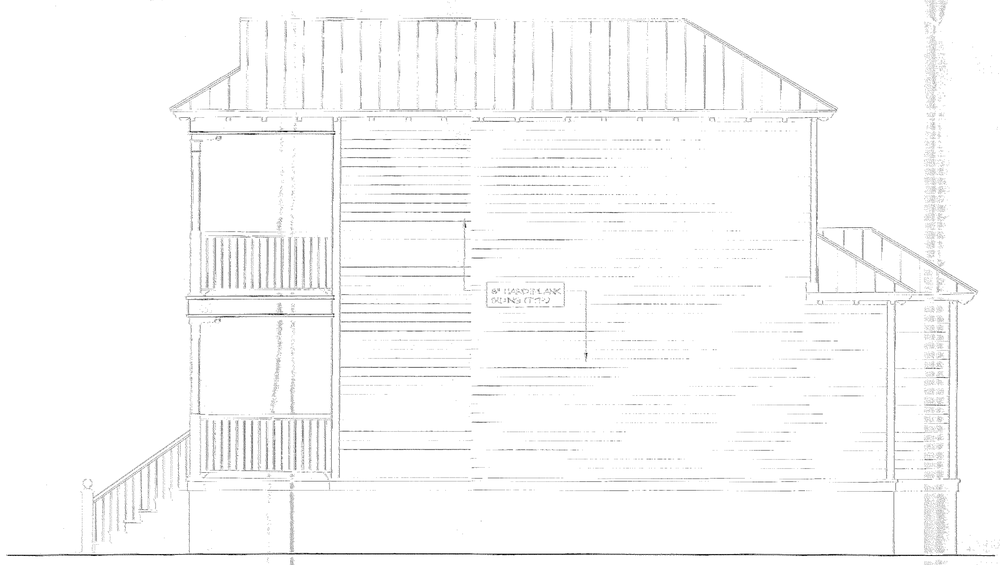
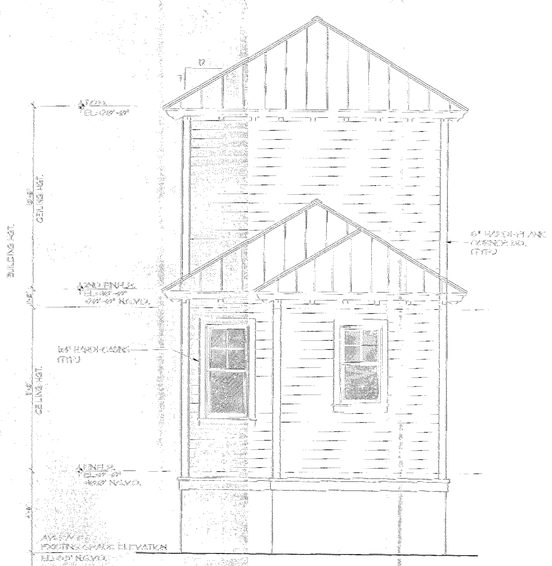


RIGHT SIDE ELEVATION



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DB KEY LARGO LLC
UNIT STYLE "A"
LOTS 4,5,6, OVERSEAS HWY., KEY LARGO
MONROE COUNTY, FLORIDA

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49 N. Bunker Ave, Darby Beach, FL 33449 (561) 243-0133 Naples, FL (239) 262-7611

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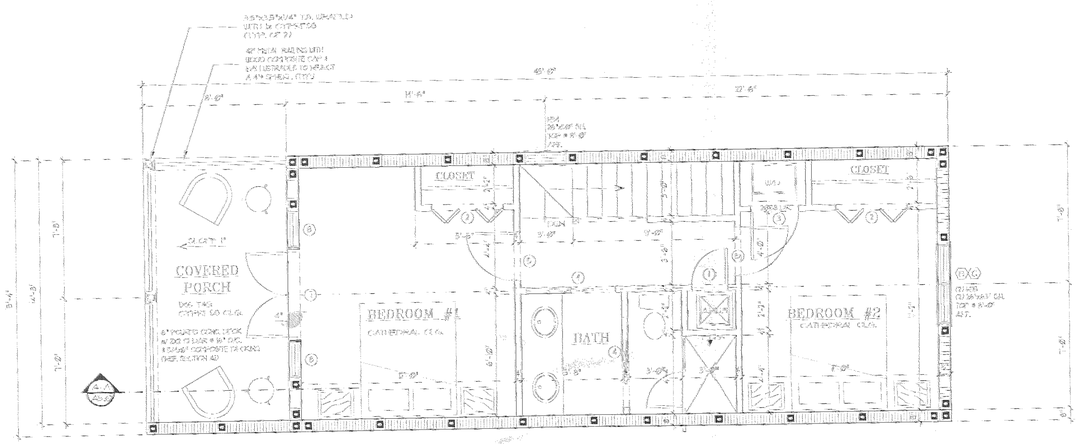
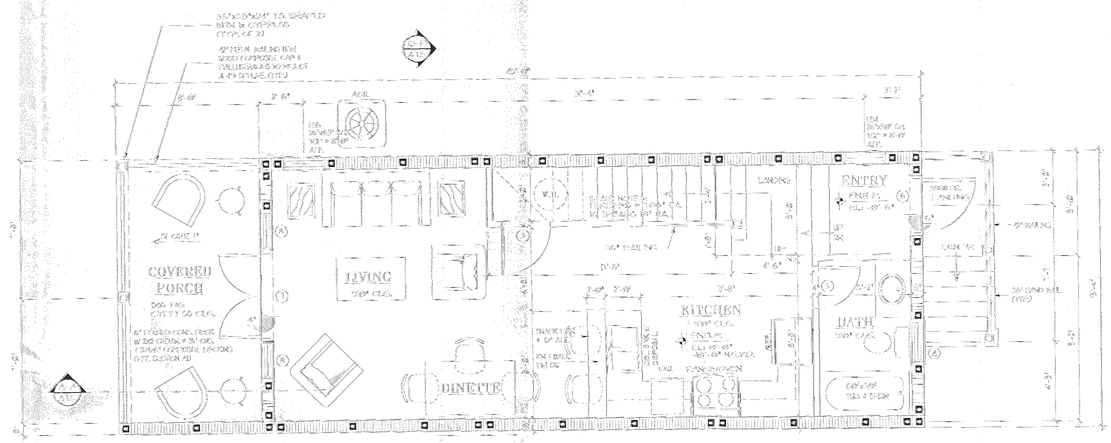


2ND LEVEL FLOOR PLAN

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



1ST LEVEL FLOOR PLAN

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

DOOR SCHEDULE.

MARK	SIZE	DOOR TYPE	HARDWARE	REMARKS
(1)	2'-6"x6'-8"	LOUVERED	PUSH/PULL	
(2)	(2)1'-6"x6'-8"	BI-FOLDING	PUSH/PULL	
(3)	2'-6"x6'-8"	LOUVERED	PUSH/PULL	
(4)	2'-6"x6'-8"	POCKET	PUSH/PULL	
(5)	2'-6"x6'-8"	BI-PASSING	PUSH/PULL	
(6)	1'-6"x6'-8"	BI-PASSING	PUSH/PULL	1 HR RATED WITH DR.
(7)	2'-6"x6'-8"	HINGED	PUSH/PULL	SAME AS DR.
(8)	2'-6"x6'-8"	HINGED	PUSH/PULL	SAME AS DR.

WINDOW SCHEDULE

MARK	SIZE	WINDOW TYPE	REMARKS (FRAME)	MATERIAL	REMARKS
(A)	2'-0"x4'-0"	AUTO. SILL	21 1/4" x 50 5/8"	ALUMINUM	
(B)	2'-0"x6'-0"	AUTO. SILL	21 1/4" x 63"	ALUMINUM	SCREEN
(C)	2'-8"x1'-4"	FIXED	15 3/4" MAXIMUM	ALUMINUM	VERTICAL

NOTE:
COORDINATE ROUGH OPENINGS WITH WINDOW MANUFACTURER. ALL BEDROOM WINDOWS THAT SLEEPING ROOMS SHALL HAVE A MINIMUM CLEAR OPENING SHALL BE.
ALL GLAZED OPENINGS SHALL COMPLY WITH SECTION R-308 AND BE REPAIRED TO BE IMPACT RESISTANT OR PROTECTED BY IMPACT PROTECTIVE SYSTEMS.

WALL TYPE LEGEND

(A) EXTERIOR:
8" CMU WALL WITH ONE LAYER 1/2" GYPSUM BOARD ON R.C. FURRING AT 36" O.C. WITH R-13 REFLECTIVE FOIL INSULATION ON INTERIOR AND 1x FURRING @ 16" O.C. 8" HARDIPLANK SIDING.

(B) INTERIOR PARTITION:
ONE LAYER 1/2" GYPSUM BOARD ON BOTH SIDES OF 3 5/8" METAL STUDS @ MIN. 16" O.C.

(C) SAME TYPE WALL:
8" CMU BLOCK WALL (CLASSIFICATION D) WITH ONE LAYER 1/2" TYPE "X" GYPSUM BOARD ON R.C. FURRING @ 36" O.C. WITH R-13 REFLECTIVE FOIL INSULATION ON EACH SIDE OF BLOCK.

ASCE 7-98 WIND LOADING FLORIDA BUILDING CODE 2001

WIND VELOCITY	= 120 MPH 3 SEC.
BUILDING DESIGN	= ENCLOSED
EXPOSURE CATEGORY	= C
BUILDING CATEGORY	= TYPE II
IMPORTANCE FACTOR	= 1.000
INTERNAL PRESSURE COEFF.	= 0.18 POS (+)
LIVING AREA L.L.	= 40# S.F.
LIVING AREA D.L.	= 20# S.F.
ROOF L.L.	= 30# S.F.
ROOF D.L.	= 15# S.F.

NOTE:
HURRICANE WOOD PANELS OR IMPACT GLASS REQUIRED EXCEPT ON SOLID WOOD DOORS

AREA CALCULATIONS (PER UNIT)

A/C LIVING	1872 S.F.
COVERED PORCH	114 S.F.
COVERED PORCH	114 S.F.
TOTAL	1700 S.F.

NOTES:

1. ALL GLASS IN EXTERIOR DOORS SHALL BE TEMPERED
2. ALL GLASS IN VOLTAIC & TUB ENCLOSURES SHALL BE TEMPERED
3. GLASS OR MIRRORS IMMEDIATELY BEHIND, FORMING A BATHTUB OR SHOWER ENCLO. SHALL BE SAFETY GLAZED WHERE LESS THAN 60" ABOVE FLOOR OF TUB OR SHOWER
4. ALL BATHROOM FLOORS & WALLS SHALL BE OF IMPERVIOUS MATERIAL
5. ALL MIRROR GLASS SHALL BE 1/4" THICK (MIN.)
6. DOORS BETWEEN GARAGE & HOUSE MUST BE SOLID CORE 1 3/4" THICK W/ 2x4 SOLID PROFILED JAMB, OR A C-LABEL METAL DOOR. GARAGE DOORS TO HAVE AUTOMATIC CLOSERS
7. HEAD DOOR TO ATTIC SPACE SHALL BE FIRE RESISTIVE
8. ALL WINDOWS ARE SIZED BASED ON WEATHER SHIELD CASEMENT WINDOWS.
9. ALL WINDOWS AND GLASS IN DOORS SHALL BE IMPACT RESISTANT

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DB KEY LARGO LLC
UNIT STYLE 'B'
LOTS 4&6, OVERSEAS HWY., KEY LARGO
MONROE COUNTY, FLORIDA

RANDALL STOFFT ARCHITECTS
RANDALL E. STOFFT - REGISTERED ARCHITECT
42 N. SUNRISE AVE., DATEL, 33527, FL 33544 (352) 263-76

Date 2/25/05
By

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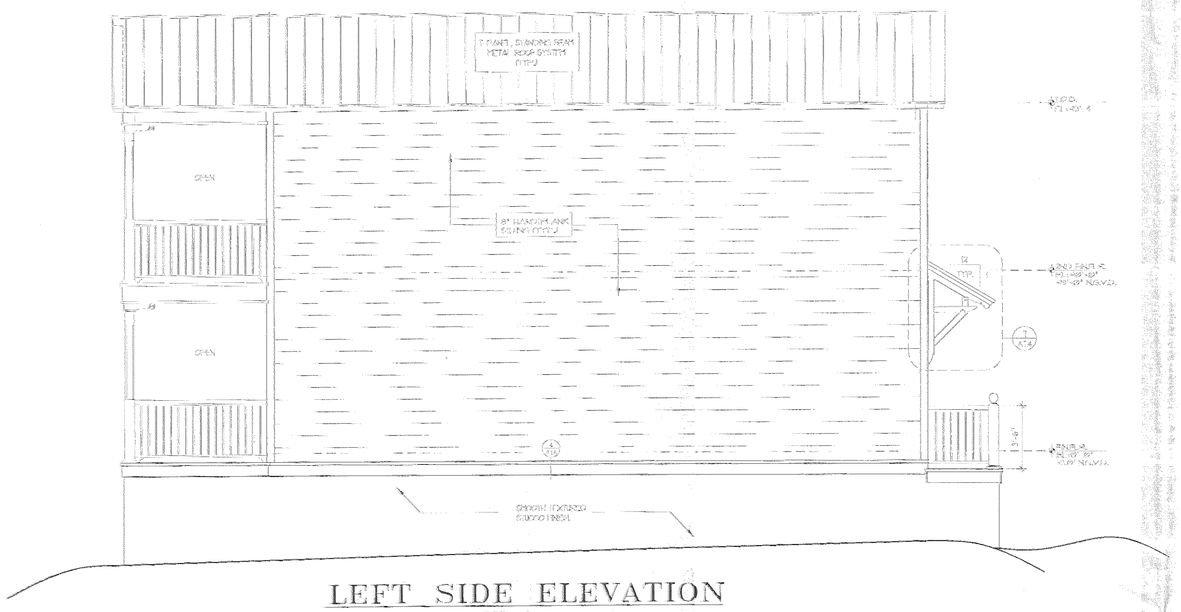
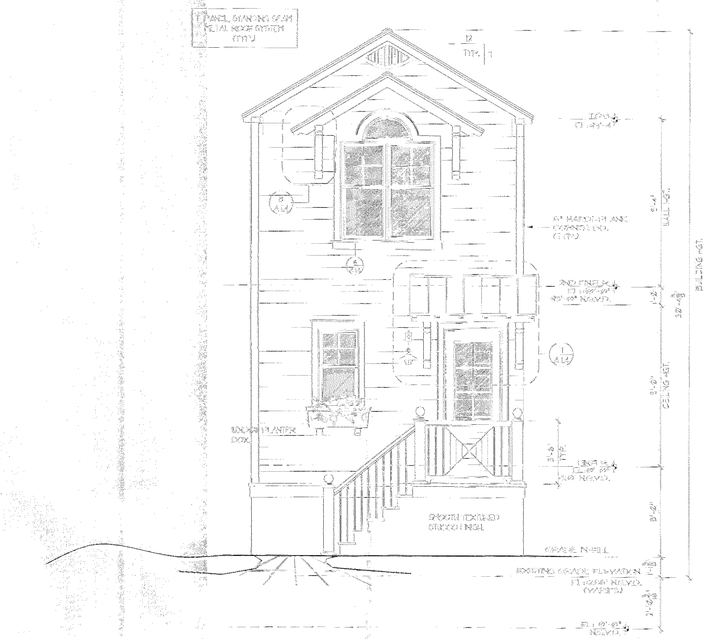


LEFT SIDE ELEVATION

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

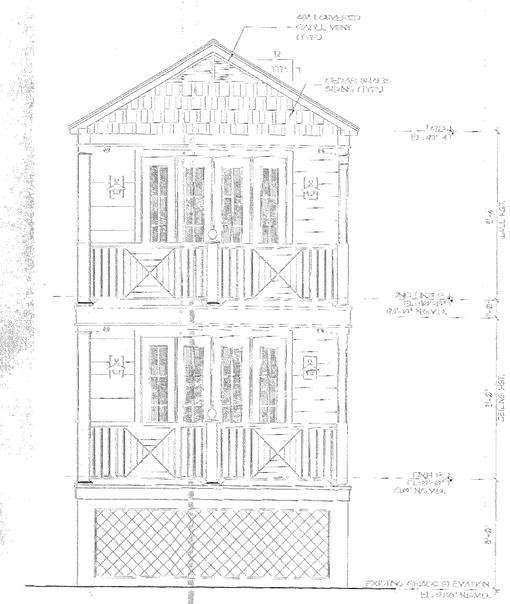


FRONT ELEVATION

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

RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

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RANDALL STOFFT ARCHITECTS
RANDALL E. STOFFT-REGISTERED FIRM-AA0003712
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KEY LARGO LLC
UNIT STYLE "B"
LOTS 45 & 46, OVERSEAS HWY, KEY LARGO
MONROE COUNTY, FLORIDA

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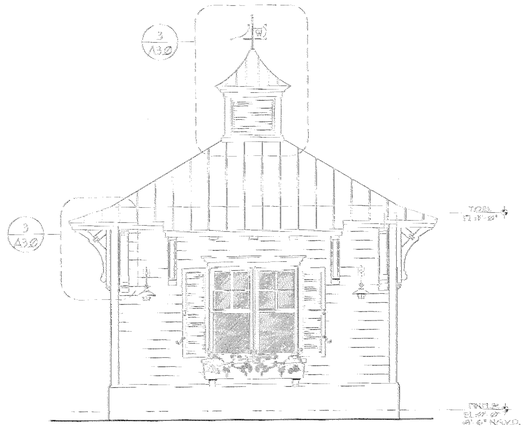

FRONT ELEVATION

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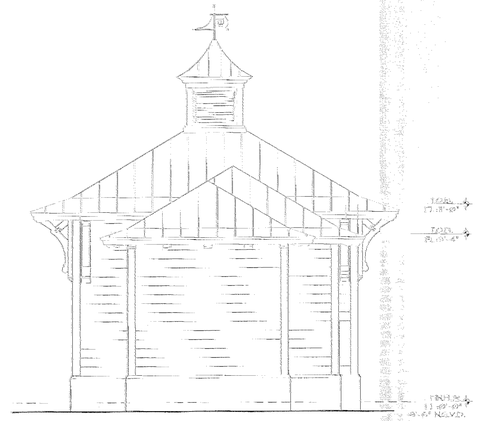

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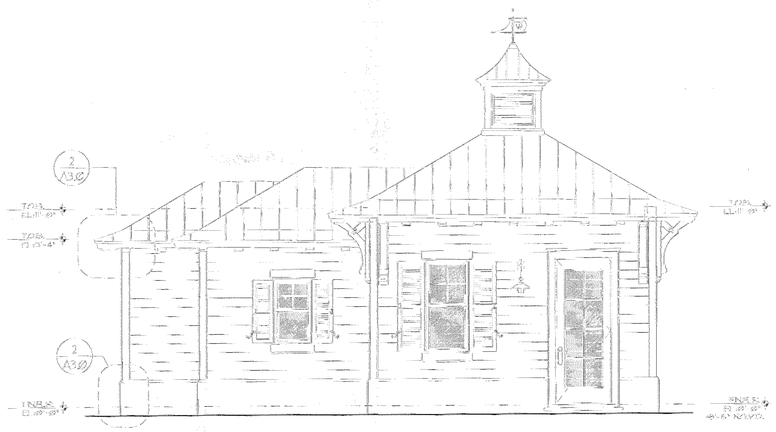
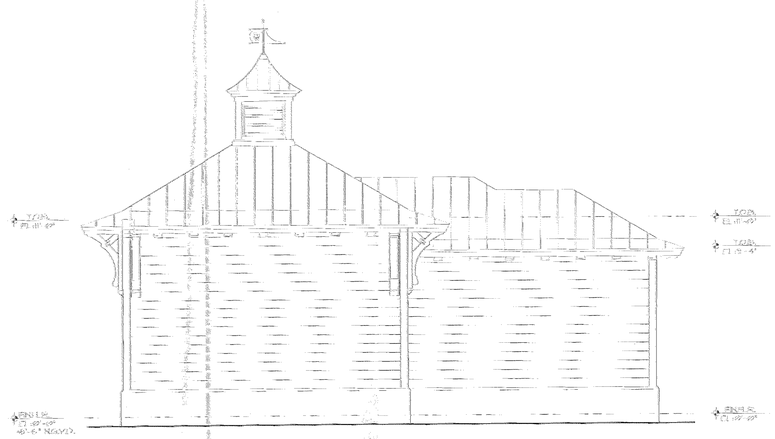
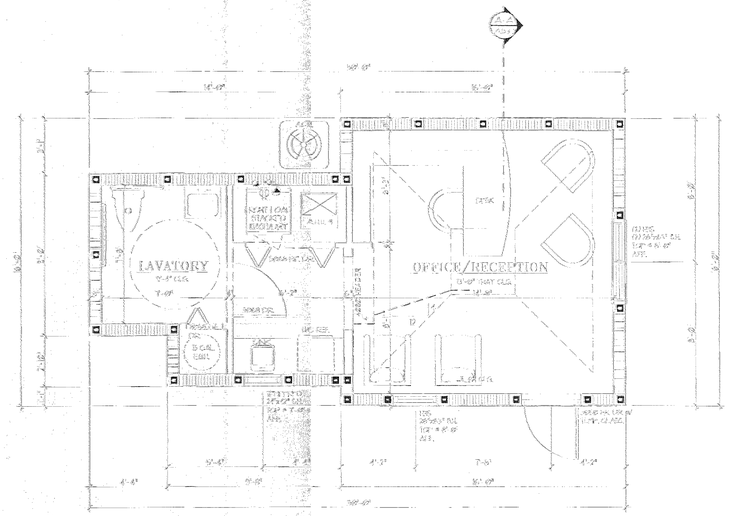


LEFT ELEVATION

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



RIGHT ELEVATION



FLOOR PLAN

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

AREA CALCULATIONS	
A/C OFFICE	408 SF

NOTES:

2. ALL BATHROOM FLOORS & BASES SHALL BE OF IMPERVIOUS MATERIAL
3. ALL FIX GLASS SHALL BE ½" THICK (UNO)
4. ALL WINDOWS ARE SIZED BASED ON FIRST LINGUARD IMPACT RESISTANT.

SECONDARY STRUCTURES

RECEIVED FEB 28 2005

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DB KEY LARGO LLC
OFFICE
LOTS 45,6, OVERSEAS HWY, KEY LARGO
MONROE COUNTY, FLORIDA

RANDALL STOFFT ARCHITECTS
RANDALL E. STOFFT-00105 FIRM-AA003378
502 N. Burton Ave, Delray Beach, FL 33444 (561) 243-0199 Naples, FL (239) 262-16

Date 2/25/05
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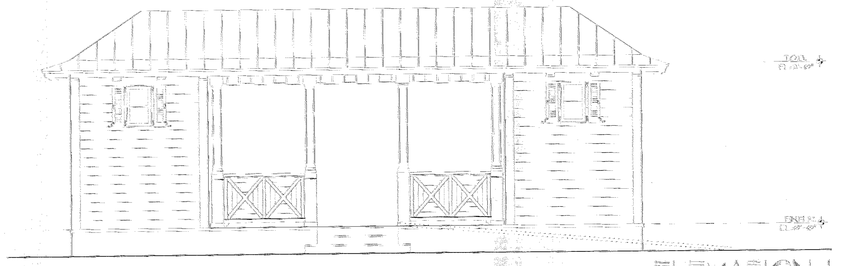

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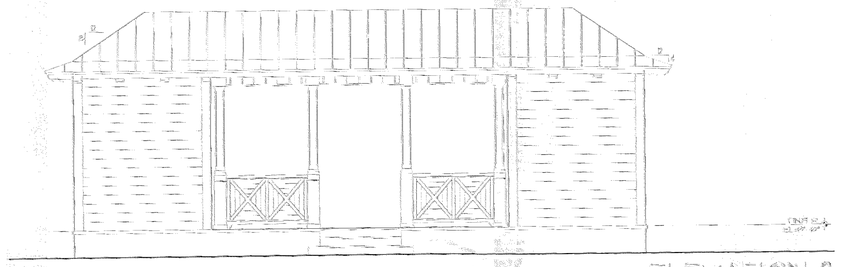

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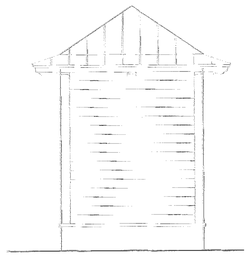

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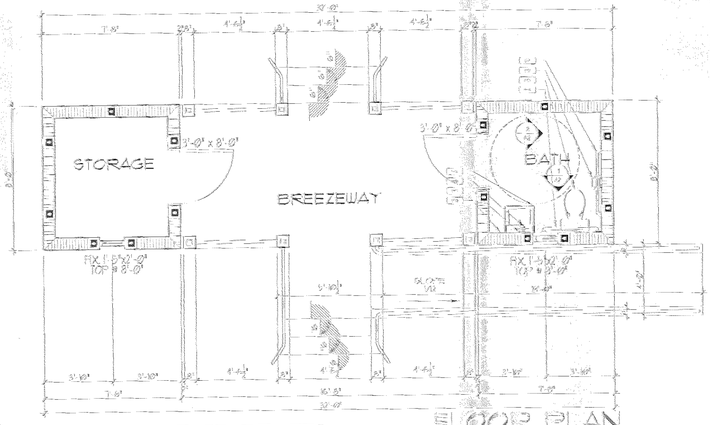
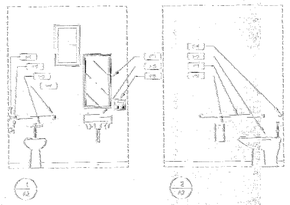


FLOOR PLAN

TABULATION	
STORAGE + BATH	132 S.F.
BREEZEWAY	133 S.F.
TOTAL	265 S.F.

BATH SPECIFICATIONS

NO.	EQUIPMENT NAME	MANUFACTURER	OPERAL REPRESP.	MATERIAL	FINISH	NOTE
P1	12" STAINLESS STEEL GRAB BAR	AMERICAN STANDARD	[illegible]	STAINLESS STEEL	SATIN	
P2	36x42 RECESSED FIRE EXTINGUISHER	AMERICAN SPECIALTIES	[illegible]	STAINLESS STEEL	SATIN	
P3	ADA COMPLIANT TOILET	AMERICAN STANDARD	[illegible]	VITREOUS CHINA	GLOSS	KOHLER PLUMBING
P4	36" STAINLESS STEEL GRAB BAR	AMERICAN SPECIALTIES	[illegible]	STAINLESS STEEL	SATIN	-
P5	ADA COMPLIANT LAVATORY	AMERICAN STANDARD	[illegible]	VITREOUS CHINA	MATTE	KOHLER PLUMBING
P6	ADA COMPLIANT FAUCET	AMERICAN STANDARD	[illegible]	BRASS	CHROME	KOHLER PLUMBING
P7	TILTING MIRROR	AMERICAN SPECIALTIES	[illegible]	STAINLESS STEEL		BATHROOM WITH [illegible]
P8	WALL MOUNTED 90W TOILET PAPER	AMERICAN SPECIALTIES	[illegible]	STAINLESS STEEL	SATIN	-



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DS KEY LARGO LLC
POOL TIKI
LOTS 4,5,6, OVERSEAS HWY, KEY LARGO
MONROE COUNTY, FLORIDA

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RANDALL E. STOFFT-CGC ES RSA-AA0003378
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Date 2/25/2025
By

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