File #: 2019-078

Owner’s Name: WBC 106, LLC

Applicant: Island Construction Management, Inc.

Agent: Amie Owens, Don Horton, or Alexia Gandarilla

Type of Application: FLUM Map Amendment

Key: Key Largo

RE #: 00531770.000000 00531780.000000
     00531790.000000 00531800.000000
     00531810.000000 00531820.000000
     00531830.000000 00531840.000000
     00531850.000000 00531860.000000
     00531880.000000 00531890.000000
     00531900.000000 00531910.000000
     00531920.000000
An application must be deemed complete and in compliance with the Monroe County Comprehensive Plan and Code by the staff prior to the item being scheduled for review.

Application Fee: $6,090.00 (plus $850 for the BOCC adoption hearing)

The base fee includes two internal staff meetings with applicants; one Development Review Committee meeting, one Planning Commission public hearing; and one Board of County Commission public hearing. If this minimum number of meetings/hearings is exceeded, additional fees shall be charged pursuant to Fee Schedule Resolution and paid prior to the private application proceeding through public hearings.

In addition to the application fee, the following fees also apply:
Advertising Costs: $245.00
Surrounding Property Owner Notification (SPON): $3.00 for each property owner required to be noticed
Transportation Study Review: $5,000.00 Deposit (any unused funds will be returned upon approval)
Advertising and Noticing fees for a community meeting: $245.00 plus $3.00/SPON

Date of Request: ______/______/_____

Month  Day  Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)

Island Construction Management
Applicant (Name of Person, Business or Organization) Amie Owens, Alexia Gandarilla and/or Don Horton
Name of Person Submitting this Application

88888 Old Highway #9 Tavernier, Fl 33070
Mailing Address (Street, City, State and Zip Code)

305.852.9607  305.522.2062  amie_owens@bellsouth.net  don@lcm.build
Work Phone  Home Phone  Cell Phone  Email Address

Property Owner: (Business/Corp must include documents showing who has legal authority to sign.)

WBC 106, LLC
(Name/Entity) Ed and/or Donna Webb
Contact Person

101631 Overseas Highway Key Largo, Florida 33037
Mailing Address (Street, City, State and Zip Code)

305.451.9216  flwebbs@aol.com
Work Phone  Home Phone  Cell Phone  Email Address
**Legal Description of Property** (if in metes and bounds, please attach separate sheet):

<table>
<thead>
<tr>
<th>Block</th>
<th>Lot</th>
<th>Subdivision</th>
<th>Key Name</th>
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See attached Exhibit A for RE#

<table>
<thead>
<tr>
<th>Real Estate (RE) Number</th>
<th>Alternate Key Number</th>
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<th>Street Address</th>
<th>Approximate Mile Marker</th>
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**Current Future Land Use Map Designation(s):** Conservation (C)

**Proposed Future Land Use Map Designation(s):** Commercial (COMM)

**Current Land Use District Designation(s):** Suburban Residential (SR)

**Total Land Area Affected by Proposed FLUM (in acres):** 1.6

**Tier Designation(s):** Tier I

Is the property located within the Military Installation Area of Impact (MIAI): □ Yes □ No

**Existing Use of the Property** (If the property is developed, please describe the existing use of the property, including the number and type of any residential units and the amount and type of any nonresidential development):

- Vacant Land

Please describe the reason for the proposed FLUM amendment (attach additional sheets if necessary):

The proposed development would be consistent with the purpose of the COMM future land use category (MCCP Policy 101.4.21), which is to provide for the establishment of commercial zoning districts where various types of commercial retail; highway oriented sales and services; commercial recreation; light industrial; public, institutional and office uses may be permitted at intensities which are consistent with the community character and the natural environment. The commercial zoning districts established within this category are intended to serve the immediate vicinity or serve the Upper or Lower subareas. This category is not intended to accommodate transient or permanent residential development. In order to prevent environmentally sensitive lands the following development controls shall apply to all Tier I lands within this land use category: 1. only low intensity commercial uses shall be allowed; and 2. a maximum floor area ration of 0.15 shall apply.
The Board of County Commissioners adopted Policy 101.5.26 (effective on November 20, 2012). Pursuant to Policy 101.5.26, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density, must be designated as Tier III and have existing public facilities and services, including central wastewater facilities. Additionally, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated residential density shall be required to purchase and donate land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision lots).

Provide the net change in density for the proposed FLUM amendment. Is there a proposed increase? What steps would be taken to comply with Policy 101.5.26? (attach additional sheets if necessary):

The requested change will not increase residential density, as it will only allow for needed storage facility. No residential uses are contemplated or allowed in the requested zoning category.

Pursuant Chapters 163 and 380, Florida Statutes, an amendment to the Comprehensive Plan must be consistent with Florida Statute, with the Monroe County Comprehensive Plan, and with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute. Please describe how the proposed text amendment is consistent with each of the following (attach additional sheets if necessary):

1) The proposed amendment is consistent with Part II of Chapter 163, Florida Statute. (At a minimum, please review and address Sections 163.3177, 163.3178, 163.3180, and 163.3184, F.S.) Specifically the amendment furthers:

*** See attached sheet
2) The proposed amendment implements and is consistent with the following Goals, Objectives and Policies of the Monroe County Year 2030 Comprehensive Plan:

   The proposed FLUM change will restore the current FLUM category and re-establish non-residential uses that historically occupied this site.

3) Does the proposed amendment meet adopted level of service standards of the Monroe County Year 2030 Comprehensive Plan (see Policy 101.1.1)? Provide an analysis of the availability of facilities and services corresponding to the proposed amendment. Please attach any Letters of Coordination from utility providers as well:

   Subject property is served by water and sewer and previously had electric.
   The property is situated where there will be minimal impact on north and southbound traffic and as previously determined at other sites, traffic patterns on enclosed storage is minimal.

4) The proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute:

   The proposed FLUM change will reduce residential density as previously noted and allow for uses compatible with the adjoining neighborhood and the adjacent non-residential corridor.
The Board of County Commissioners may consider an ordinance to transmit to the State Land Planning Agency an amendment if the change is based on one or more of the following factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

1) Changed projections (e.g. regarding public service needs) from those on which the text was based
   The proposed change does not contemplate any residential uses and will only benefit the existing surrounding residents as enclosed storage is in shortage. ***

2) Changed assumptions (e.g. regarding demographic trends):
   This change should not result in any impact in the surrounding area and should only accommodate the existing and surrounding residential uses.

3) Data errors, including errors in mapping, vegetative types and natural features:
   It is believed by the applicant that due to the permitted and historic previous uses on these lots, the FLUM on these properties should have continued to accommodate non-residential uses.

4) New issues:
   In order to accommodate the proposed development and to comply with the code on buffering requirements the applicant has purchased a considerable amount of land from the DOT that will be added to these parcels.

5) Recognition of a need for additional detail or comprehensiveness:
   This request should rectify the previous mapping error.
6) Data updates:
   N/A

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located or to any area in accordance with a Livable CommuniKeys master plan. Please describe how the text amendment would not result in an adverse community change (attach additional sheets if necessary):
There should be no adverse change to the surrounding communities due to the previous uses on this site. This change should only accommodate the surrounding residential areas with minimal impact to traffic and noise.

* * * * * * * *

Applicants submitting an application for a FLUM amendment shall participate in a concept meeting with the Planning and Environmental Resources Department, as indicated in Section 102-158(d)(3), to discuss the proposed amendment.

Scheduling. A concept meeting shall be scheduled by department staff once the application is determined to be complete.

As part of this concept meeting, department staff will identify whether or not the proposed text amendment will have a county-wide impact. If the proposal is determined to have a county-wide impact, a public meeting with the Board of County Commissioners ("Impact Meeting") prior to the application proceeding to the DRC for review is required. The applicant shall coordinate with the Planning Director regarding the date and time of the Impact Meeting; however, all Impact Meetings shall be held in Marathon.

Notice of Meeting. The Impact Meeting shall be noticed at least 15 days prior to the meeting date by advertisement in a Monroe County newspaper of general circulation.

Noticing and Advertising Costs. The applicant shall pay the cost of the public notice and advertising for the Impact Meeting and provide proof of proper notice to the Planning Director.

The Impact Meeting is not to be a public hearing (the BOCC will not vote on the proposal), but a public meeting during which the BOCC may offer their initial opinions and the public may have input on the proposed amendment.

PROOF OF PROPER NOTICING ON THE IMPACT MEETING WILL BE REQUIRED.
Applicants requesting a FLUM Amendment shall provide for public participation through a community meeting.

**Scheduling.** The applicant will coordinate with the Planning Director regarding the date, time and location of the proposed community meeting; however, all meetings are to be held on a weekday evening at least three (3) months prior to any of the public hearings.

**Notice of Meeting.** The community meeting shall be noticed at least 15 days prior to the meeting date by advertisement in a Monroec County newspaper of general circulation, mailing of notice to surrounding property owners, and posting of the subject property.

**Noticing and Advertising Costs.** The applicant shall pay the cost of the public notice and advertising for the community meeting and provide proof of proper notice to the Planning Director.

The community meeting shall be facilitated by a representative from the Monroec County Planning & Environmental Resources Department and the applicant shall be present at the meeting.

**PROOF OF PROPER NOTICING ON THE COMMUNITY MEETING WILL BE REQUIRED.**

* * * * * * *

All of the following must be submitted in order to have a complete application submittal:

(Please check as you attach each required item to the application)

[X] Completed application form (unaltered and unbound)

[X] Correct fee (check or money order payable to Monroec County Planning & Environmental Resources)

[X] Proof of ownership (i.e., Warranty Deed)

[X] Ownership Disclosure Form

[X] Current Property Record Card(s) from the Monroec County Property Appraiser

[X] Location map

[X] Photograph(s) of site(s) from adjacent roadway(s)

[X] Signed and Sealed Boundary Survey(s), prepared by a Florida registered surveyor – eight (8) sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; total acreage by habitat; and total upland area

[X] Typed name and address mailing labels of all property owners within a 600 foot radius of the property(s) – (three sets). This list should be compiled from the current tax rolls of the Monroec County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included

[X] Copy of current Future Land Use Map (request from the Planning & Environmental Resources Department prior to application submittal)
If applicable, the following must be submitted in order to have a complete application submittal:

- **X** Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property)
- **X** Traffic Study, prepared by a licensed traffic engineer (required if application affects specific and defined area)
- **☐** Transportation fee of $5,000 to cover the cost of experts hired by the Department to review the traffic study – any unused funds deposited will be returned upon approval (required if application affects specific and defined area)

If deemed necessary to complete a full review of the application, within reason, the Planning & Environmental Resources Department reserves the right to request additional information.

Additional fees may apply pursuant to the approved fee schedule.

* * * * *

Has a previous application been submitted for this site(s) within the past two years? □ Yes □ No

Is there a pending code enforcement proceeding involving all or a portion of the parcel(s) proposed for development? □ Yes □ No  Code Case file #_________________________  Describe the enforcement proceedings and if this application is being submitted to correct the violation: ________________________________

__________________________________________________________________________________

__________________________________________________________________________________

__________________________________________________________________________________

__________________________________________________________________________________

__________________________________________________________________________________
The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, 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:  
Date:

STATE OF  
COUNTY OF  

Sworn to and subscribed before me this 11 day of Sept, 2018,
by  
who is personally known to me OR
produced
(PRINT NAME OF PERSON MAKING STATEMENT)

(TYPE OF ID PRODUCED)

Signature of Notary Public

Print, Type or Stamp Commissioned Name of Notary Public
My commission expires:

Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050
## Attachment “A”

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1. **Section 163.2511(d) states ...** State urban policies should guide the state, regional agencies, local governments, and the private sector in preserving and redeveloping existing urban cores and promoting the adequate provision of infrastructure, human services, safe neighborhoods, educational facilities, and economic development to sustain these cores into the future... this request will likely promote human services and perhaps allow for storage in a controlled environment. This area is in an X flood zone and as such all storage that is located out of a floodway will not have to be hauled away in the event of a storm. (e) Successfully revitalizing and sustaining the urban cores is dependent on addressing, through an integrated and coordinated community effort, a range of varied components essential to a healthy urban environment, including cultural, educational, recreational, economic, transportation, and social service components. 163.3177 (6)(a)(2c) states a comp plan must consider undeveloped land- we believe an error occurred during the planning process that led to this property to be incorrectly zoned as SR and FLUM'd as C. This property is in a US-1 commercial corridor thus should have been zoned C1 and FLUM'd COMM in 1986. (6)(a) 2g also lead us (the applicant) to opine that if comparable with adjacent land uses this property should be C1/COMM. 163.3177 encourages a mix of residential and non-residential uses within walking and biking distances. This change will meet this requirement. 163.3178- Nonresidential uses create less of an impact on communities during an emergency event as there are no full time residents onsite. These building can be built with flood resistant walls and features not permitted residentially. Thus this change is consistent with 163.3178 and 163.3180. The proposed change should not adversely impact LOS standards set forth in MC Comp plan. In fact if successful in changing the current FLUM and zoning the non-residential uses will likely decrease some traffic in the MC comp plan. In fact if successful in changing this current FLUM and zoning the non-residential uses will likely decrease some traffic in the surrounding area since the non-residential uses proposed will be accessible by bike and pedestrians from the neighborhood. 163.3184. The process in 163.3184 is being adhered to through this en-devour. We have coordinated DEP, DOT, USFWCC and other state agencies. We believe we have and will comply with 163.3184
Detail by Entity Name
Florida Limited Liability Company
WBC106, LLC

Filing Information
Document Number L05000050952
FEI/EIN Number 20-2967546
Date Filed 05/18/2005
State FL
Status ACTIVE

Principal Address
101631 OVERSEAS HIGHWAY
KEY LARGO, FL 33037

Mailing Address
101631 OVERSEAS HIGHWAY
KEY LARGO, FL 33037

Changed: 03/24/2008

Registered Agent Name & Address
WEBB, EDWARD G
101631 OVERSEAS HIGHWAY
KEY LARGO, FL 33037

Authorized Person(s) Detail
Name & Address
Title MGRM

WEBB, EDWARD G
101631 OVERSEAS HWY
KEY LARGO, FL 33037

Title MGRM

WEBB, DONNA R
101631 OVERSEAS HWY
KEY LARGO, FL 33037

Annual Reports
Report Year Filed Date
2017 04/17/2017
2018 03/12/2018
2019 03/21/2019

Document Images
03/21/2019 -- ANNUAL REPORT
03/12/2018 -- ANNUAL REPORT
04/17/2017 -- ANNUAL REPORT
01/28/2016 -- ANNUAL REPORT
01/27/2015 -- ANNUAL REPORT

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This Indenture, made this 26th day of August, 2005 A.D., between

J.A. LaRocco Enterprises, Inc., a corporation organized and existing under the laws of the State of Florida,

of the County of Monroe, State of Florida, grantor, and

WBC106, LLC, a Florida limited liability company

whose address is: P.O. Box 1091, Key Largo, FL 33037

of the County of Monroe, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of Ten Dollars ($10)ORA, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEES heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe, State of Florida to wit:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 12, 13, 14, 15, 16, Block 1, B.C. MORENO'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 1, at Page 138, of the Public Records of Monroe County, Florida

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2004.

In Witness Whereof, the grantor hereby affixes his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

J A. LaRocco Enterprises, Inc. (Seal)

Printed Name: LaRocco Enterprises, Inc.

By: John A. LaRocco, President

Witness:

Printed Name: (Corporate Seal)

Witness:

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 26th day of August, 2005 by

John A. LaRocco, President of J.A. LaRocco Enterprises, Inc., a Florida Corporation, on behalf of the corporation, he is personally known to me or has produced his Florida driver's license as identification.

MONROE COUNTY
OFFICIAL PUBLIC RECORD

Printed Name: Notary Public

My Commission Expires: October 27, 2008

BLANK
Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

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<thead>
<tr>
<th>Name and Address</th>
<th>% of Ownership</th>
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- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

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<thead>
<tr>
<th>Name and Address</th>
<th>% of Ownership</th>
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03/2013
- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

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<tr>
<th>Name and Address</th>
<th>% of Ownership</th>
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* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

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<tr>
<th>Name and Address</th>
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- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

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<tr>
<th>Name and Address</th>
<th>% of Ownership</th>
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* Please provide date of contract

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

<table>
<thead>
<tr>
<th>Name and Address</th>
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</table>

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: [Signature]

State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this ___ day of ___, 20__ by ___________. He/she is personally known to me or has produced ___ as identification.

Notary Public
My Commission Expires 03/2013
Disclaimer
The Monroe County Property Appraiser’s office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser’s office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary
Parcel ID 00531770-00000
Account# 1650943
Property ID 1650943
Millage Group 500K
Location Address OVERSEAS Hwy, KEY LARGO
Legal Description BK 1 LT 1 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440 OR2147-511
(Note: Not to be used on legal documents.)
Neighborhood 1956
Property Class VACANT RES (0000)
Subdivision B C MORENO SUBD
Sec/Twp/Rng 01/61/39
Affordable No
Housing

Owner
WBC 106 LLC
501631 OVERSEAS HWY
KEY LARGO FL 33037

Valuation

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<td>$7,805</td>
<td>$7,813</td>
</tr>
<tr>
<td>Just Market Value</td>
<td>$7,813</td>
<td>$7,813</td>
<td>$7,805</td>
<td>$7,813</td>
</tr>
<tr>
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<td>$5,533</td>
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<tr>
<td>School Exempt Value</td>
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<tr>
<td>School Taxable Value</td>
<td>$7,813</td>
<td>$7,813</td>
<td>$7,805</td>
<td>$7,813</td>
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</table>

Land

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Number of Units</th>
<th>Unit Type</th>
<th>Frontage</th>
<th>Depth</th>
</tr>
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<tbody>
<tr>
<td>RES HIGHWAY US 1 UNPERMITTED (01-HM)</td>
<td>6,250.00</td>
<td>Square Foot</td>
<td>50</td>
<td>125</td>
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Sales

<table>
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<tr>
<th>Sale Date</th>
<th>Sale Price</th>
<th>Instrument</th>
<th>Instrument Number</th>
<th>Deed Book</th>
<th>Deed Page</th>
<th>Sale Qualification</th>
<th>Vacant or Improved</th>
</tr>
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<tbody>
<tr>
<td>8/26/2005</td>
<td>$385,000</td>
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<td>511</td>
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</tr>
<tr>
<td>12/27/2004</td>
<td>$1</td>
<td>Warranty Deed</td>
<td>2071</td>
<td>2133</td>
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<td>Vacant</td>
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Permits

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<th>Date Issued</th>
<th>Date Completed</th>
<th>Amount</th>
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<td>2/1/1996</td>
<td>9/1/1996</td>
<td>$1</td>
<td>FENCE</td>
<td></td>
</tr>
</tbody>
</table>

View Tax Info

View Taxes for this Parcel
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Summary
<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>00531780-000000</th>
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</thead>
<tbody>
<tr>
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<td>1650951</td>
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<tr>
<td>Property ID</td>
<td>1650951</td>
</tr>
<tr>
<td>Millage Group</td>
<td>500K</td>
</tr>
<tr>
<td>Location Address</td>
<td>VACANT LAND, KEY LARGO</td>
</tr>
<tr>
<td>Legal Description</td>
<td>BK 1 LT 2 B C MORENO SUBJ PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440 OR2147-513</td>
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<tr>
<td>Neighborhood</td>
<td>1956</td>
</tr>
<tr>
<td>Property Class</td>
<td>VACANT RES (0000)</td>
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<tr>
<td>Subdivision</td>
<td>B C MORENO SUBD</td>
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<tr>
<td>Sec/Twp/Rng</td>
<td>01/61/39</td>
</tr>
<tr>
<td>Affordable Housing</td>
<td>No</td>
</tr>
<tr>
<td>Owner</td>
<td>WBC 106 LLC</td>
</tr>
<tr>
<td></td>
<td>101631 OVERSEAS HWY</td>
</tr>
<tr>
<td></td>
<td>KEY LARGO FL 33037</td>
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Valuation
<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2017</th>
<th>2016</th>
<th>2015</th>
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<td>Market Misc Value</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Market Land Value</td>
<td>$7,813</td>
<td>$7,813</td>
<td>$7,805</td>
<td>$7,813</td>
</tr>
<tr>
<td>Just Market Value</td>
<td>$7,813</td>
<td>$7,813</td>
<td>$7,805</td>
<td>$7,813</td>
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<tr>
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<td>School Exempt Value</td>
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<td>0</td>
<td>0</td>
</tr>
<tr>
<td>School Taxable Value</td>
<td>$7,813</td>
<td>$7,813</td>
<td>$7,805</td>
<td>$7,813</td>
</tr>
</tbody>
</table>

Land
<table>
<thead>
<tr>
<th>Land Use</th>
<th>Number of Units</th>
<th>Unit Type</th>
<th>Frontage</th>
<th>Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>RES HIGHWAY US 1 UNPERMITTED (01-HM)</td>
<td>6,250.00</td>
<td>Square Foot</td>
<td>50</td>
<td>125</td>
</tr>
</tbody>
</table>

Sales
<table>
<thead>
<tr>
<th>Sale Date</th>
<th>Sale Price</th>
<th>Instrument</th>
<th>Instrument Number</th>
<th>Deed Book</th>
<th>Deed Page</th>
<th>Sale Qualification</th>
<th>Vacant or Improved</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/26/2005</td>
<td>$1</td>
<td>Warranty Deed</td>
<td>2147</td>
<td>511</td>
<td>11</td>
<td>M - Unqualified</td>
<td>Vacant</td>
</tr>
<tr>
<td>12/27/2004</td>
<td>$1</td>
<td>Warranty Deed</td>
<td>2071</td>
<td>2133</td>
<td>11</td>
<td>M - Unqualified</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

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Trim Notice

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Summary
Parcel ID 00531790-000000
Account# 1650960
Property ID 1650960
Millage Group 500K
Location Address VACANT LAND, KEY LARGO
Legal Description BK 1 LT 3 B C MORENO SUB BL 1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440 OR2147-511
(Note: Not to be used on legal documents.)
Neighborhood 1956
Property Class VACANT RES (0000)
Subdivision B C MORENO SUBD
Scc/Twp/Rng 01/61/39
Affordable No
Housing

Owner
WBC 106 LLC
101651 OVERSEAS HWY
KEY LARGO FL 33037

Valuation
+ Market Improvement Value $0 $0 $0 $0
+ Market Misc Value $0 $0 $0 $0
+ Market Land Value $7,800 $7,800 $7,800 $7,802
= Just Market Value $7,800 $7,800 $7,800 $7,802
= Total Assessed Value $3,741 $3,401 $3,092 $2,811
- School Exempt Value $0 $0 $0 $0
= School Taxable Value $7,800 $7,800 $7,800 $7,802

Land
Land Use RES HIGHWAY US 1 UNPERMITTED (01-I-M)
Number of Units 6,240.00
Unit Type Square Foot 50 50
Depth 125

Sales
Sale Date 8/26/2005 12/27/2004
Sale Price $1 $1
Instrument Warranty Deed Warranty Deed
Instrument Number 2147 2071
Deed Book 511 2133
Deed Page M, Unqualified M, Unqualified
Sale Qualification Vacant Vacant
Vacant or Improved Vacant Vacant

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Version 2.2.13
Parcel ID 00531790-000000
Sec/Twp/Rng 01/61/39
Property Address VACANT LAND KEY LARGO
District Pt of Key Largo
Brief Tax BK 1 LT 3 B.C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133
Description OR2084-1440 OR2147-511
Alternate ID 1650960
Class VACANT RES
Owner Address WBC 106 LLC
101631 OVERSEAS HWY KEY LARGO, FL 33037

Date created: 4/16/2019
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Summary
Parcel ID 00531800-000000
Account# 1650978
Property ID 1650978
Millage Group 500K
Location Address VACANT LAND, KEY LARGO
Legal Description BK 1 LT 4 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 10-144 OR2147-515
[Note: Not to be used on legal documents]
Neighborhood 1956
Property Class VACANT RES (0000)
Subdivision B C MORENO SUBD
Sec/Twp/Rng 01/61/09
Affordable No
Housing

Owner
WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO FL 33037

Valuation
+ Market Improvement Value
+ Market Misc Value
+ Market Land Value $6,152 $6,152 $6,150 $6,152
= Just Market Value $6,152 $6,152 $6,150 $6,152
= Total Assessed Value $2,808 $2,553 $2,321 $2,110
- School Exempt Value $0 $0 $0 $0
= School Taxable Value $6,152 $6,152 $6,150 $6,152

Land
Land Use RES HIGHWAY US 1 UNPERMITTED (01HM)
Number of Units 4,687.00
Unit Type Square Foot 50
Frontage 125

Sales
Sale Date 8/26/2005 12/27/2004
Sale Price $1 $1
Instrument Warranty Deed Warranty Deed
Instrument Number 2147 2071
Deed Book 511 2133
Deed Page M - Unqualified M - Unqualified
Sale Qualification Vacant Vacant
Vacant or Improved Vacant

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Summary
Parcel ID 00531810-000000
Account# 1650986
Property ID 1650986
Millage Group 500K
Location Address VACANT LAND, KEY LARGO
Legal Description BX 1 LT 5 B C MORENO SUB P81-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440 OR2147-511
(Note: Not to be used on legal documents.)
Neighborhood 1956
Property Class VACANT RES (0000)
Subdivision B C MORENO SUBD
Sec/Twp/Rng 01/61/39
Affordable Housing No

Owner
WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO FL 33037

Valuation
<table>
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<th></th>
<th>2018</th>
<th>2017</th>
<th>2016</th>
<th>2015</th>
</tr>
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<tbody>
<tr>
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<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
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<tr>
<td>Market Misc Value</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Market Land Value</td>
<td>$2,238</td>
<td>$2,238</td>
<td>$2,233</td>
<td>$2,235</td>
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<tr>
<td>Just Market Value</td>
<td>$2,238</td>
<td>$2,238</td>
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<td>$2,235</td>
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<td>$2,238</td>
<td>$2,238</td>
<td>$2,233</td>
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<tr>
<td>School Exempt Value</td>
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<td>$0</td>
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<tr>
<td>School Taxable Value</td>
<td>$2,238</td>
<td>$2,238</td>
<td>$2,233</td>
<td>$2,235</td>
</tr>
</tbody>
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Land
Land Use RES HIGHWAY US 1 UNPERMITTED (01HM)
Number of Units 1,000.00
Unit Type Square Foot
Frontage 0
Depth 0

Sales
<table>
<thead>
<tr>
<th>Sale Date</th>
<th>Sale Price</th>
<th>Instrument</th>
<th>Instrument Number</th>
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<tr>
<td>8/26/2005</td>
<td>$1</td>
<td>Warranty Deed</td>
<td>2147</td>
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<td>12/27/2004</td>
<td>$1</td>
<td>Warranty Deed</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>511</td>
</tr>
<tr>
<td></td>
<td></td>
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<td>2133</td>
</tr>
</tbody>
</table>

Sale Qualification M - Unqualified
Vacant or Improved Vacant

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Summary

Parcel ID: 00531820-000000
Account#: 1650994
Property ID: 1650994
Millage Group: 500K
Location Address: VACANT LAND, KEY LARGO
Legal Description: BK 1 LT 6 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440 OR2147-511
[Note: Not to be used on legal documents.]
Neighborhood: 1955
Property Class: VACANT RES (0000)
Subdivision: B C MORENO SUBD
Sec/Twp/Rng: 01/61/39
Affordable: No

Owner

WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO FL 33037

Valuation

<table>
<thead>
<tr>
<th>Year</th>
<th>Market Improvement Value</th>
<th>Market Misc Value</th>
<th>Market Land Value</th>
<th>Just Market Value</th>
<th>Total Assessed Value</th>
<th>School Exempt Value</th>
<th>School Taxable Value</th>
</tr>
</thead>
<tbody>
<tr>
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<td>$2,500</td>
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<tr>
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<td>$6,800</td>
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<td>$0</td>
<td>$2,500</td>
<td>$2,500</td>
<td>$5,62</td>
<td>$0</td>
<td>$2,500</td>
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</tbody>
</table>

Land

Land Use: RES HIGHWAY US 1 UNPERMITTED (01HM)
Number of Units: 1,250.00
Unit Type: Square Foot
Frontage: 50
Depth: 25

Sales

<table>
<thead>
<tr>
<th>Sale Date</th>
<th>Sale Price</th>
<th>Instrument</th>
<th>Instrument Number</th>
<th>Deed Book</th>
<th>Deed Page</th>
<th>Sale Qualification</th>
<th>Vacant or Improved</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/26/2005</td>
<td>$1</td>
<td>Warranty Deed</td>
<td>2147</td>
<td>511</td>
<td></td>
<td>M - Unqualified</td>
<td>Vacant</td>
</tr>
<tr>
<td>12/27/2004</td>
<td>$1</td>
<td>Warranty Deed</td>
<td>2071</td>
<td>2133</td>
<td></td>
<td>M - Unqualified</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

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Summary

<table>
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<th>Parcel ID</th>
<th>00531830-000000</th>
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<tbody>
<tr>
<td>Account#</td>
<td>1651001</td>
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<tr>
<td>Property ID</td>
<td>1651001</td>
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<tr>
<td>Millage Group</td>
<td>500K</td>
</tr>
<tr>
<td>Location Address</td>
<td>VACANT LAND, KEY LARGO</td>
</tr>
<tr>
<td>Legal Description</td>
<td>BK LT 7 B C MORENO SUB P81-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440 OR2147-511</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>1956</td>
</tr>
<tr>
<td>Property Class</td>
<td>VACANT RES (0000)</td>
</tr>
<tr>
<td>Subdivision</td>
<td>B C MORENO SUBD</td>
</tr>
<tr>
<td>Sec/Twp/Rng</td>
<td>01/61/39</td>
</tr>
<tr>
<td>Affordable</td>
<td>No</td>
</tr>
</tbody>
</table>

Owner

WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO FL 33037

Valuation

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2017</th>
<th>2016</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Improvement Value</td>
<td>$0</td>
<td>$0</td>
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<tr>
<td>Market Misc Value</td>
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<tr>
<td>Just Market Value</td>
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<td>$3,712</td>
<td>$3,556</td>
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<tr>
<td>School Taxable Value</td>
<td>$3,714</td>
<td>$3,714</td>
<td>$3,712</td>
<td>$3,556</td>
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Land

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Number of Units</th>
<th>Unit Type</th>
<th>Frontage</th>
<th>Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>RES HIGHWAY US 1 UNPERMITTED (01HM)</td>
<td>1,250.00</td>
<td>Square Foot</td>
<td>50</td>
<td>25</td>
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Yard Items

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<th>Roll Year</th>
<th>Quantity</th>
<th>Units</th>
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Sales

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<th>Sale Price</th>
<th>Instrument</th>
<th>Instrument Number</th>
<th>Deed Book</th>
<th>Deed Page</th>
<th>Sale Qualification</th>
<th>Vacant or Improved</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/26/2005</td>
<td>$1</td>
<td>Warranty Deed</td>
<td>2147</td>
<td>511</td>
<td>M - Unqualified</td>
<td>Vacant</td>
<td></td>
</tr>
<tr>
<td>12/27/2004</td>
<td>$1</td>
<td>Warranty Deed</td>
<td>2071</td>
<td>2133</td>
<td>M - Unqualified</td>
<td>Vacant</td>
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View Tax Info

View Taxes for this Parcel
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Trim Notice

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Version 2.2.13
Parcel ID: 00531830-000000  
Alternate ID: 1651001  
Owner Address: WBC 106 LLC

01/61/39  
VACANT LAND  
KEY LARGO  
Pt of Key Largo  
BK 1 LT 7 BC MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133  
OR2084-1440 OR2147-511  
(Note: Not to be used on legal documents)

Date created: 4/16/2019  
Last Data Uploaded: 4/16/2019 5:25:36 AM  
Developed by Schneider Geospatial
Disclaimer

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Summary

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<tr>
<td>Property ID</td>
<td>1651010</td>
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<tr>
<td>Millage Group</td>
<td>500K</td>
</tr>
<tr>
<td>Location Address</td>
<td>VACANT LAND, KEY LARGO</td>
</tr>
<tr>
<td>Legal Description</td>
<td>BK 1 LT 86 C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440 OR2147-511</td>
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<tr>
<td>Neighborhood</td>
<td>1956</td>
</tr>
<tr>
<td>Property Class</td>
<td>VACANT RES (0000)</td>
</tr>
<tr>
<td>Subdivision</td>
<td>C MORENO SUBD</td>
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<tr>
<td>Sec/Twp/Rng</td>
<td>01/41/39</td>
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<tr>
<td>Affordable</td>
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<tr>
<td>Housing</td>
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Owner

WBC 304 LLC
101631 OVERSEAS HWY
KEY LARGO FL 33037

Valuation

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2017</th>
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<th>2015</th>
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<tr>
<td>Market Improvement Value</td>
<td>$0</td>
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<tr>
<td>Market Misc Value</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Market Land Value</td>
<td>$2,500</td>
<td>$2,500</td>
<td>$2,498</td>
<td>$2,500</td>
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<tr>
<td>Just Market Value</td>
<td>$2,500</td>
<td>$2,500</td>
<td>$2,498</td>
<td>$2,500</td>
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<tr>
<td>Total Assessed Value</td>
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<tr>
<td>School Exempt Value</td>
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<td>$0</td>
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<tr>
<td>School Taxable Value</td>
<td>$2,500</td>
<td>$2,500</td>
<td>$2,498</td>
<td>$2,500</td>
</tr>
</tbody>
</table>

Land

Land Use: RES HIGHWAY US 1 UNPERMITTED (01HM)
Number of Units: 1,250.00
Unit Type: Square Foot
Frontage: 50
Depth: 25

Sales

<table>
<thead>
<tr>
<th>Sale Date</th>
<th>Sale Price</th>
<th>Instrument</th>
<th>Instrument Number</th>
<th>Deed Book</th>
<th>Deed Page</th>
<th>Sale Qualification</th>
<th>Vacant or Improved</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/26/2005</td>
<td>$1</td>
<td>Warranty Deed</td>
<td>2147</td>
<td>511</td>
<td>M-Unqualified</td>
<td>Vacant</td>
<td></td>
</tr>
<tr>
<td>12/27/2004</td>
<td>$1</td>
<td>Warranty Deed</td>
<td>2071</td>
<td>2133</td>
<td>M-Unqualified</td>
<td>Vacant</td>
<td></td>
</tr>
</tbody>
</table>

View Tax Info

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Summary

<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>00521850-000000</th>
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<tr>
<td>Account#</td>
<td>1651028</td>
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<tr>
<td>Property ID</td>
<td>1651028</td>
</tr>
<tr>
<td>Millage Group</td>
<td>500K</td>
</tr>
<tr>
<td>Location Address</td>
<td>105635 OVERSEAS Hwy, KEY LARGO</td>
</tr>
<tr>
<td>Legal Description</td>
<td>BK 1 LT 9 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440 OR2147-511</td>
</tr>
<tr>
<td>Neighborhood</td>
<td>1956</td>
</tr>
<tr>
<td>Property Class</td>
<td>VACANT RES (0000)</td>
</tr>
<tr>
<td>Subdivision</td>
<td>B C MORENO SUBD</td>
</tr>
<tr>
<td>Sec/Twp/Rng</td>
<td>01/61/39</td>
</tr>
<tr>
<td>Affordable</td>
<td>No</td>
</tr>
<tr>
<td>Housing</td>
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</tr>
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</table>

Owner

WRC 104 LLC
101631 OVERSEAS HWY
KEY LARGO FL 33037

Valuation

<table>
<thead>
<tr>
<th>2018</th>
<th>2017</th>
<th>2016</th>
<th>2015</th>
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</thead>
<tbody>
<tr>
<td>Market Improvement Value</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
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<tr>
<td>Market Misc Value</td>
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<td>Market Land Value</td>
<td>$2,551</td>
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<td>$2,551</td>
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<tr>
<td>Just Market Value</td>
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<td>$4,308</td>
<td>$4,449</td>
</tr>
<tr>
<td>Total Assessed Value</td>
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<tr>
<td>School Exempt Value</td>
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<td>$0</td>
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<tr>
<td>School Taxable Value</td>
<td>$4,238</td>
<td>$4,308</td>
<td>$4,449</td>
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</table>

Land

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Number of Units</th>
<th>Unit Type</th>
<th>Frontage</th>
<th>Depth</th>
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</thead>
<tbody>
<tr>
<td>RES HIGHWAY US 1 UNPERMITTED (01HM)</td>
<td>1,300.00</td>
<td>Square Foot</td>
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Yard Items

<table>
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<tr>
<th>Description</th>
<th>Year Built</th>
<th>Roll Year</th>
<th>Quantity</th>
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<td>CH LINK FENCE</td>
<td>2012</td>
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Sales

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<th>Instrument</th>
<th>Instrument Number</th>
<th>Deed Book</th>
<th>Deed Page</th>
<th>Sale Qualification</th>
<th>Vacant or Improved</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/26/2005</td>
<td>$1</td>
<td>Warranty Deed</td>
<td>2147</td>
<td>511</td>
<td>M - Unqualified</td>
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</tr>
<tr>
<td>12/27/2004</td>
<td>$1</td>
<td>Warranty Deed</td>
<td>2071</td>
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Permits

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<th>Date Completed</th>
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<td>7/12/2012</td>
<td>$1</td>
<td>FENCE</td>
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View Tax Info

[View Taxes for this Parcel]
TRIM Notice

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Version 2.2.13
Monroe County, FL

Overview

Legend
- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Parcels

- Parcel ID: 00531850-000000
- Alternate ID: 1651028
- Owner Address: WBC 106 LLC
- Class: VACANT RES
- District: Pt of Key Largo
- Property Address: 105635 OVERSEAS Hwy KEY LARGO
- Brief Tax: BK 1 LT 9 B.C. MORENO SUB PB 1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133
- Description: OR2084-1440 OR2147-511

(Note: Not to be used on legal documents)

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Summary
- Parcel ID: 00531860-000000
- Account#: 1651036
- Property ID#: 1651036
- Millage Group: 500K
- Location Address: VACANT LAND, KEY LARGO
- Legal Description: BK 1 LT 10 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR653-1266/67 OR2071-2133 OR2084-1440 OR2147-511
  (Note: Not to be used on legal documents.)
- Neighborhood: 1956
- Property Class: VACANT RES (0000)
- Subdivision: B C MORENO SUBD
- Sec/Twp/Rng: 01/61/39
- Affordable: No
- Housing

Owner
- WRC 104 LLC
- 101631 OVERSEAS HWY
- KEY LARGO FL 33037

Valuation
- 2018: Market Improvement Value + Market Misc Value + Market Land Value = Just Market Value = Total Assessed Value - School Exempt Value = School Taxable Value
- 2017: $0 + $0 + $2,500 = $2,500 = $40 - $0 = $2,500
- 2016: $0 + $0 + $2,499 = $2,499 = $33 - $0 = $2,499
- 2015: $0 + $0 + $2,500 = $2,500 = $30 - $0 = $2,500

Land
- Land Use: RES HWAY US 1 UNPERMITTED (01HM)
- Number of Units: 1,250.00
- Unit Type: Square Foot
- Frontage: 0
- Depth: 0

Sales
- 12/27/2004, $1, Warranty Deed, 2071
- Deed Book: 511, Sale Qualification: M - Unqualified
- Vacant or Improved: Vacant

View Tax Info
View Taxes for this Parcel
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Summary

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<tr>
<td>Location Address</td>
<td>VACANT LAND, KEY LARGO</td>
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<tr>
<td>Legal Description</td>
<td>BK 1 LT 12 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/1267 OR2084-1440 OR2147-511</td>
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<td>Neighborhood</td>
<td>1956</td>
</tr>
<tr>
<td>Property Class</td>
<td>VACANT RES (0000)</td>
</tr>
<tr>
<td>Subdivision</td>
<td>B C MORENO SUBD</td>
</tr>
<tr>
<td>Sec/Twp/Rng</td>
<td>01/61/39</td>
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<tr>
<td>Affordable Housing</td>
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Owner

WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO FL 33040

Valuation

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2017</th>
<th>2016</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
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<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Market Land Value</td>
<td>$7,813</td>
<td>$7,813</td>
<td>$7,805</td>
<td>$7,813</td>
</tr>
<tr>
<td>Just Market Value</td>
<td>$7,813</td>
<td>$7,813</td>
<td>$7,805</td>
<td>$7,813</td>
</tr>
<tr>
<td>Total Assessed Value</td>
<td>$3,748</td>
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<td>$2,816</td>
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<tr>
<td>School Exempt Value</td>
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</tr>
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<td>School Taxable Value</td>
<td>$7,813</td>
<td>$7,813</td>
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Land

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Number of Units</th>
<th>Unit Type</th>
<th>Frontage</th>
<th>Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>RES HIGHWAY US 1 UNPERMITTED (01HM)</td>
<td>6,250.00</td>
<td>Square Foot</td>
<td>50</td>
<td>125</td>
</tr>
</tbody>
</table>

Sales

<table>
<thead>
<tr>
<th>Sale Date</th>
<th>Sale Price</th>
<th>Instrument</th>
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<td>Warranty Deed</td>
<td>2147</td>
<td>511</td>
<td>M- Unqualified</td>
<td>Vacant</td>
<td></td>
</tr>
<tr>
<td>12/27/2004</td>
<td>$300,000</td>
<td>Warranty Deed</td>
<td>2071</td>
<td>2133</td>
<td>M- Unqualified</td>
<td>Improved</td>
<td></td>
</tr>
</tbody>
</table>

View Tax Info

View Taxes for this Parcel

1 of 2

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Version 2.2.13
Parcel ID: 00531880-000000
Sec/Twp/Rng: 01/61/39
Property Address: VACANT LAND
District: Pt of Key Largo
Brief Tax: BK 1 LT 12 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 0R853-1266/1267 0R2084-1285/1286-1287-1288-1289
Description: 1440 OR2147-511
Alternate ID: 1651052
Class: VACANT RES
Owner Address: WBC 106 LLC
101631 OVERSEAS HWY
KEY LARGO, FL 33037

(Note: Not to be used on legal documents)

Date created: 4/16/2019
Last Data Uploaded: 4/16/2019 5:25:36 AM

Developed by: Schneider Geospatial
Disclaimer

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Summary

- Parcel ID: 00531890-000000
- Account#: 1651061
- Property ID: 1651061
- Millage Group: 500K
- Location Address: VACANT LAND, KEY LARGO
- Legal Description: BK 1 LT 13 B C MORENO SUB PB 1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR 853-1266/67 OR 2071-2133 OR 2084-1440 OR 2147-511

(Note: Not to be used on legal documents.)
- Neighborhood: 1956
- Property Class: VACANT RES (0000)
- Subdivision: B C MORENO SUBD
- Sec/Twp/Rng: 01/61/39
- Affordable: No

Owner

- WBC 106 LLC
  101601 OVERSEAS HWY
  KEY LARGO FL 33037

Valuation

- Market Improvement Value: $0
- Market Misc Value: $0
- Market Land Value: $20,313
- Just Market Value: $20,313
- Total Assessed Value: $3,748
- School Exempt Value: $0
- School Taxable Value: $20,313

Land

- Land Use: RESIDENTIAL DRY UNPERMITTED (01DM)
- Number of Units: 6,250.00
- Unit Type: Square Foot
- Frontage: 50
- Depth: 125

Sales

- Sale Date: 8/26/2005
  Sale Price: $1
  Instrument: Warranty Deed
  Instrument Number: 2147
- Sale Date: 12/27/2004
  Sale Price: $1
  Instrument: Warranty Deed
  Instrument Number: 2071

Sale Qualification: M - Unqualified
Vacant or Improved: Vacant

View Tax Info

View Taxes for this Parcel
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Summary

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<th>06531900-000000</th>
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<tbody>
<tr>
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<tr>
<td>Millage Group</td>
<td>50OK</td>
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<tr>
<td>Location Address</td>
<td>VACANT LAND, KEY LARGO</td>
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<tr>
<td>Legal Description</td>
<td>BK 1 LT 14 B C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440 OR2147-513</td>
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<tr>
<td>Neighborhood</td>
<td>1956</td>
</tr>
<tr>
<td>Property Class</td>
<td>VACANT RES (0000)</td>
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<tr>
<td>Subdivision</td>
<td>B C MORENO SUBD</td>
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<tr>
<td>Sec/Twp/Reg</td>
<td>01/61/39</td>
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<tr>
<td>Affordable</td>
<td>No</td>
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<tr>
<td>Housing</td>
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</table>

Owner

WBC 106 LLC
1016/31 OVERSEAS HWY
KEY LARGO FL 33037

Valuation

<table>
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<tr>
<th></th>
<th>2018</th>
<th>2017</th>
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<th>2015</th>
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<tr>
<td>+ Market Improvement Value</td>
<td>$0</td>
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<tr>
<td>+ Market Misc Value</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>+ Market Land Value</td>
<td>$20,313</td>
<td>$20,313</td>
<td>$20,292</td>
<td>$20,313</td>
</tr>
<tr>
<td>= Just Market Value</td>
<td>$20,313</td>
<td>$20,313</td>
<td>$20,292</td>
<td>$20,313</td>
</tr>
<tr>
<td>= Total Assessed Value</td>
<td>$3,748</td>
<td>$3,407</td>
<td>$3,097</td>
<td>$2,816</td>
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<tr>
<td>- School Exempt Value</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>= School Taxable Value</td>
<td>$20,313</td>
<td>$20,313</td>
<td>$20,292</td>
<td>$20,313</td>
</tr>
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</table>

Land

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Number of Units</th>
<th>Unit Type</th>
<th>Frontage</th>
<th>Depth</th>
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<tbody>
<tr>
<td>RESIDENTIAL DRY UNPERMITTED (01DM)</td>
<td>6,250.00</td>
<td>Square Foot</td>
<td>50</td>
<td>125</td>
</tr>
</tbody>
</table>

Sales

<table>
<thead>
<tr>
<th>Sale Date</th>
<th>Sale Price</th>
<th>Instrument</th>
<th>Instrument Number</th>
<th>Deed Book</th>
<th>Deed Page</th>
<th>Sale Qualification</th>
<th>Vacant or Improved</th>
</tr>
</thead>
<tbody>
<tr>
<td>8/26/2005</td>
<td>$1</td>
<td>Warranty Deed</td>
<td>2147 511</td>
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<td>M - Unqualified</td>
<td>Vacant</td>
</tr>
<tr>
<td>12/27/2004</td>
<td>$1</td>
<td>Warranty Deed</td>
<td>2071 2133</td>
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<td>M - Unqualified</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

View Tax Info

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Summary

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<th>Parcel ID</th>
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<td>Property ID</td>
<td>1651087</td>
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<tr>
<td>Millage Group</td>
<td>500K</td>
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<tr>
<td>Location Address</td>
<td>VACANT LAND, KEY LARGO</td>
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<tr>
<td>Legal Description</td>
<td>BK 1 LT 15 B C MORENO SUB PB1:138 KEY LARGO JS:185 COUNTY JUDGES DOCKET 10-144 OR853:1266/67 OR2071-2133 OR2084:1440 OR2147-511</td>
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<tr>
<td>Neighborhood</td>
<td>1956</td>
</tr>
<tr>
<td>Property Class</td>
<td>VACANT RES (0000)</td>
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<tr>
<td>Subdivision</td>
<td>B C MORENO SUBD</td>
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<tr>
<td>Sec/Twp/Rng</td>
<td>01/61/39</td>
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<td>Affordable Housing</td>
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Owner

WBC 106 LLC
101691 OVERSEAS HWY
KEY LARGO FL 33037

Valuation

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<th>2018</th>
<th>2017</th>
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<tbody>
<tr>
<td>Market Improvement</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Market Misc Value</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
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<td>$20,313</td>
<td>$20,292</td>
<td>$20,313</td>
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<td>RESIDENTIAL DRY UNPERMITTED (01DM)</td>
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<tr>
<td>8/26/2005</td>
<td>$1</td>
<td>Warranty Deed</td>
<td>2147 511</td>
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<td></td>
<td>M - Unqualified</td>
<td>Vacant</td>
</tr>
<tr>
<td>12/27/2004</td>
<td>$1</td>
<td>Warranty Deed</td>
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<td></td>
<td></td>
<td>M - Unqualified</td>
<td>Vacant</td>
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Summary
Parcel ID 00531920-000000
Account# 1651095
Property ID 1651095
Millage Group 500K
Location Address 105635 OVERSEAS Hwy, KEY LARGO
Legal Description BK 1 LT 168 C MORENO SUB PB1-138 KEY LARGO J1-185 COUNTY JUDGES DOCKET 10-144 OR853-1266/67 OR2071-2133 OR2084-1440 OR2417-511

(Note: Not to be used on legal documents.)
Neighborhood 1956
Property Class VACANT RES (0000)
Subdivision B C MORENO SUBD
Sec/Twp/Reg 01/61/39
Affordable No
Housing

Owner
WBC 304 LLC
101631 OVERSEAS HWY
KEY LARGO FL 33037

Valuation

<table>
<thead>
<tr>
<th>Description</th>
<th>2018</th>
<th>2017</th>
<th>2016</th>
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</tr>
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<tbody>
<tr>
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<td>$0</td>
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<td>Market Misc Value</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>Market Land Value</td>
<td>$30,098</td>
<td>$30,098</td>
<td>$29,902</td>
<td>$29,926</td>
</tr>
<tr>
<td>Just Market Value</td>
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<td>$30,098</td>
<td>$29,902</td>
<td>$29,926</td>
</tr>
<tr>
<td>Total Assessed Value</td>
<td>$8,148</td>
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<td>$6,122</td>
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<tr>
<td>School Exempt Value</td>
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<td>$0</td>
<td>$0</td>
<td>$0</td>
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<td>School Taxable Value</td>
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</thead>
<tbody>
<tr>
<td>RESIDENTIAL DRY UNPERMITTED (01DM)</td>
<td>14,700.00</td>
<td>Square Foot</td>
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Sales

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<tr>
<th>Sale Date</th>
<th>Sale Price</th>
<th>Instrument</th>
<th>Instrument Number</th>
<th>Deed Book</th>
<th>Deed Page</th>
<th>Sale Qualification</th>
<th>Vacant or Improved</th>
</tr>
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<tbody>
<tr>
<td>8/26/2005</td>
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<td>12/27/2004</td>
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<td>2071</td>
<td>2133</td>
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<td>Vacant</td>
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Version 2.2.13
AGENT AUTHORIZATION FORM

Date of Authorization: _____/_____/_____

I hereby authorize Amie Owens, Don Horton, Alexia Gandarilla be listed as authorized agent

representing WBC 106, LLC

(Print Name of Property Owner(s) the Applicant(s))

of FLUM Amendment Application

(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

1-10; 12-16 1 Moreno Key Largo

Lot Block Subdivision Key (Island)

See attached Exhibit "A"

Real Estate (RE) Number Alternate Key Number

Street Address (Street, City, State & Zip Code)

Authorized Agent Contact Information:

88888 Overseas Highway #9 Tavernier, Fl 33070

Mailing Address (Street, City, State and Zip Code)

305.852.9607 305.522.2062 amie_owens@bellsouth.net don@icm.build

Work Phone Home Phone Cell Phone Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: ___________________________

Printed Name of Property Owner: _______________________

STATE OF ________ COUNTY OF ________

Sworn to and subscribed before me this _____ day of ___, 20__ by __________________________

(Print Name of Person Making Statement)

who is personally known to me OR produced

(Type of ID Produced) ______________

Signature of Notary Public __________________________

My commission expires:

Last Revised October 2016
Additional Information added to File 2019-078
End of Additional File 2019-078