



City Of Key West
Planning Department
1300 White Street
Key West, Florida 33040

January 24, 2017

Ms. Kelly Alpert
KW Zion LLC
1075 Duval Street
Key West, Florida 33040

**RE: STATUS OF HISTORIC BUILDING WITHIN
THE KEY WEST HISTORIC DISTRICT
FOR: #506 SOUTHARD STREET (MO0325)**

Dear Ms. Alpert:

This letter is to confirm the historic status of buildings located within the site #601 Duval Street, Real Estate Parcel ID 00012290-000000. The following structure is listed as a contributing resource of the Key West Historic District, listed in the Department of the Interior's National Register of Historic Places;

#506 Southard Street Building- Wizards Attic House

#506 Southard Street is a frame vernacular structure, build circa 1900, and was assigned the Florida Master Site File Number MO 03025. The two-story frame structure was relocated to its actual site in 1979, as the owners for that time were projecting to use the land as a parking lot. The building was relocated from the #523 Southard Street parcel to its actual location in an attempt to protect it for demolition.

According to the Sanborn Maps and old photographs, the structure was altered in the late 1950's by the enclosure of its two story front porch. The structure was built as a dwelling and after 1948 was converted into a commercial building. During the relocation of the building all the historic windows, trims, and siding were kept and are still in place. This is a significant resource to the district and any exterior changes will detract from its original historic fabric.

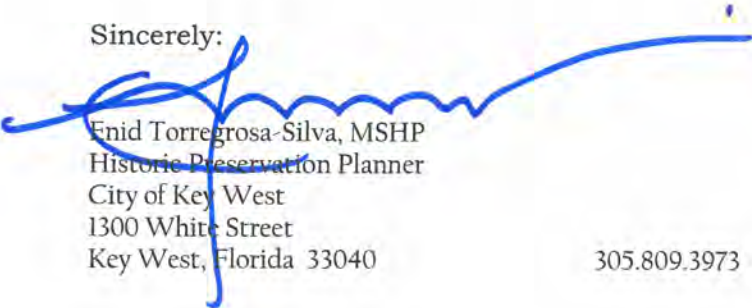
January 24, 2017
Ms. Kelly Alpert
Status of Historic Building
506 Southard Street
Page 2 of 2

The Key West Historic District is listed in the Secretary of the Interior's National Register of Historic Places since March 11, 1971. A revision of the boundaries amended and expanded the original Federal Registered Historic District in February 24, 1983. Since 1991, the Florida State Historic Preservation Office and the National Park Service recognizes the City of Key West as a Certified Local Government.

We hope this information will clarify any questions regarding 523 Southard Street historic resource. Please do not hesitate to contact our office for any other assistance. Thank you for your interest in the conservation and preservation of our unique Historic District of Key West.

Thank you for your interest in the conservation and preservation of our unique Historic District of Key West.

Sincerely:



Enid Torregrosa-Silva, MSHP
Historic Preservation Planner
City of Key West
1300 White Street
Key West, Florida 33040

305.809.3973

etorregrosa@cityofkeywest-fl.gov

ENCLOSURES

Florida Master Site Files

PAGE 1
Original x
Update 3-5-98

HISTORICAL STRUCTURES FORM
FLORIDA MASTER SITE FILE

SITE 8Mo03025
Recorder JD

SITE NAME: Wizard's Attic, House
HISTORIC CONTEXTS: Spanish American War
NAT. REGISTER CATEGORY: Building
OTHER NAMES OR MSF NOS: Southern Most Beauty College
COUNTY: Monroe OWNERSHIP TYPE: Private
PROJECT NAME: Key West Historic Sites Survey

DHR NO:

LOCATION:

ADDRESS: 506 Southard Street CITY: Key West
VICINITY OF/ROUTE TO: east side of Southard between Duval and Simonton

SUBDIVISION: BLOCK NO: 50 LOT NO: 4
PLAT OR OTHER MAP: TAX PARCEL NUMBER RE-unknown
TOWNSHIP: RANGE: SECTION: 1/4: 1/4-1/4:
IRREGULAR SEC? LAND GRANT:
USGS 7.5' MAP:
UTM: ZONE: EASTING: NORTHING:
COORDINATES: LATITUDE: LONGITUDE:

HISTORY

ARCHITECT: unknown
BUILDER: unknown
CONST DATE: CIRCA: 1900 RESTORATION DATE (S):
MODIFICATION DATE (S):
MOVE: DATE: ORIG LOCATION: NE corner-Simonton & Bahama
ORIGINAL USE (S): residence
PRESENT USE (S): commercial

DESCRIPTION

STYLE: Frame Vernacular
PLAN: EXTERIOR: irregular
INTERIOR:
NO: STORIES: 2 OUTBUILDINGS: PORCHES: 2 DORMERS:
STRUCTURAL SYSTEM (S): wood frame
EXTERIOR FABRIC (S): weatherboard
FOUNDATION: TYPE: piers MATLS: concrete
INFILL:
PORCHES: 3-bay incised entry-W.; 2nd story gallery-W.
ROOF: TYPE: hip SURFACING: v-crimp
SECONDARY STRUCT.:
CHIMNEY: NO: MATLS: LOCNS:
WINDOWS: 6/6 DHS, casement

EXTERIOR ORNAMENT: turned baluster, ext. staircase
CONDITION: excellent SURROUNDINGS: commercial
NARRATIVE:

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? Y x N (IF Y, ATTACH)
ARTIFACTS OR OTHER REMAINS none observed

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE: architecture

ELEGIBLE FOR NAT. REGISTER?	Y	N	LIKELY, NEED INFO x	INSF	INF
SIGNF. AS PART OF DISTRICT?	x Y	N	LIKELY, NEED INFO	INSF	INF
SIGNIFICANT AT LOCAL LEVEL?	Y	N	LIKELY, NEED INFO x	INSF	INF

SUMMARY ON SIGNIFICANCE

This Frame Vernacular house was constructed during the Spanish American War era.

* * *DHR USE ONLY * * * * * DHR USE O*

* * * * * DATE LISTED ON NR _____ *

* KEEPER DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____ *

* SHPO EVALUATION OF ELIGIBILITY (DATE): -YES _____ -NO _____ *

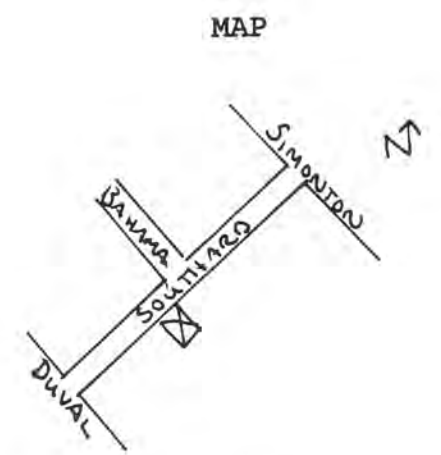
* LOCAL DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____ *

* OFFICE _____ *

* * * DHR USE ONLY* * * * * DHR USE ONLY* * *

RECORDER INFORMATION: NAME F Jane M S L Day
DATE: MO 2 YR 98 AFFILIATION Research Atlantica, Boca Raton, Florida

PHOTOGRAPHS
LOCATION OF NEGATIVES
NEGATIVE NUMBERS roll #71, neg. #15



8Mo03025
506 SOUTHARD ST
KEY WEST, FLORIDA



HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 MO03025

Recorder # _____

Field Date _____

Form Date _____

FormNo 200402

FormNo = Field Date (YYYYMM)

Is Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) WIZARDS ATTIC

Multiple Listing (DHR only) _____

Other Names _____ >> _____

Survey or Project Name Key West Historic Resources Survey

Survey# _____

National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
<u>506</u>		<u>SOUTHARD</u>	<u>Street</u>	

Cross Streets (nearest/ between) DUVAL/SIMONTON

City / Town (within 3 miles) KEY WEST

In Current City Limits? YES

County Monroe

Tax Parcel #(s) UNKNOWN

Subdivision Name _____

Block 50

Lot 4

Ownership Private Individual

Name of Public Tract (e.g., park) _____

Route to (especially if no street address) E SIDE OF SOUTHARD BETWEEN DUVAL AND SIMONTON

MAPPING

'SGS 7.5' Map Name _____

Publication Date _____

>> KEY WEST; 1971

Township: _____

Range: _____

Section: _____

1/4 section: _____

>> 67S ; 25E ; 34 ; UNSP

Irregular Section Name: _____

Landgrant _____

UTM: Zone 0

Easting 0

Northing 0

Plat or Other Map (map's name, location) _____

DESCRIPTION

Style Frame Vernacular

Other Style _____

Exterior Plan Irregular

Other Exterior Plan _____

Number of Stories 2

Structural System(s) _____

>> Wood frame

Other Structural System(s) _____

Foundation Type(s) _____

>> Piers

Other Foundation Types _____

Foundation Material(s) _____

>> Other

Other Foundation Material(s) CONCRETE

Exterior Fabric(s) _____

>> Beaded weatherboard

Other Exterior Fabric(s) _____

Roof Type(s) _____

>> Hip

Other Roof Type(s) _____

Roof Material(s) _____

>> Other

Other Roof Material(s) V CRIMP

Roof Secondary Structure(s) (dormers etc) _____

>> Unspecified

Other Roof Secondary Structure(s) _____

Number of Chimneys 0

Chimney Material Not applicable

Other Chimney Material(s) _____

Chimney Location(s) NOT APPLICABLE

HISTORICAL STRUCTURE FORM

8M003025

DESCRIPTION (continued)

Window Descriptions 6/6 DHS, CASEMENT

Main Entrance Description (stylistic details) _____

Porches: #open 1 #closed _____ #incised 1 Location(s) 3 BAY INCISED ENTRY W; 2ND STORY GALLERY W
Porch Roof Types(s) _____

Exterior Ornament TURNED BALUSTER, EXT STAIRCASE

Interior Plan Unspecified

Other Interior Plan _____

Condition Good

Structure Surroundings

Commercial: NONE of this category Residential: ALL this category

Institutional: NONE of this category Undeveloped: NONE of this category

Ancillary Features (Number / type of outbuildings, major landscape features) _____

Archaeological Remains (describe): NONE OBSERVED

If archaeological remains are present, was an Archaeological Site Form completed? NO

Narrative Description (optional) _____

HISTORY

Construction year C1900

Architect (last name first): UNKNOWN

Builder (last name first): UNKNOWN

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
----------------	----------------	-------------------	------------------------

>> Unspecified;;;

Structure Use History

Use	Year Use Started	Year Use Ended	
			>> <u>Private residence;;;</u>

Other Structure Uses _____

Ownership History (especially original owner, dates, profession, etc.) UNSPECIFIED

RESEARCH METHODS

Research Methods _____ >> Examine local tax records

Other research methods Sanborn Maps

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible Key West Historic District

Individually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance _____ >> Architecture

Other Historical Associations _____

Explanation of Evaluation (required) This is a contributing resource in the Key West Historic District, listed in the National Register

HISTORICAL STRUCTURE FORM

8MO03025

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____ Maintaining Organization: _____
File or Accession #: _____ Descriptive Information: _____
>> ;;;Photographs (Archived)

RECORDER INFORMATION

Recorder Name (Last, First) Geoff Henry, Shelby Spillers, Heather Yost
Recorder Address / Phone 200 Orchard Ridge Dr, Suite 101, Gaithersburg, MD 20878 (301)258-9780
Recorder Affiliation Other Other Affiliation URS Corporation
Is a Text-Only Supplement File Attached (Surveyor Only)? NO

***** MASTER SITE FILE USE ONLY *****

Cultural Resource Type: SS
Electronic Form Used: S110
Form Type Code: NORM
Form Quality Ranking: NEW
Form Status Code: SCAT

SHPO's Evaluation of Resource
____ Date _____

Supplement Information Status: NO SUPPLEMENT
Supplement File Status: NO SUPPLEMENT FILE

FMSF Staffer: RECORDERS SMARTFORM
Computer Entry Date: 12/2/2004

Form Comments: _____

REQUIRED PAPER ATTACHMENTS

- (1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

MO03025-200402

Supplementary Printout

- > [Other name(s)]:

- > USGS map name/year of publication or revision:
KEY WEST;1971

- > Township/Range/Section/Qtr:
67S ;25E ;34;UNSP

- > Foundation types:
Piers

- > Foundation materials:
Other

- > Exterior fabrics:
Beaded weatherboard

- > Roof types:
Hip

- > Roof materials:
Other

- > Roof secondary structures (dormers etc):
Unspecified

- > Change status/year changed/date noted/nature:
Unspecified;;

- > Original, intermediate, present uses/year started/year ended:
Private residence;;
Private residence;C1900;

- > Research methods:
Examine local tax records

- > Area(s) of historical significance:
Architecture

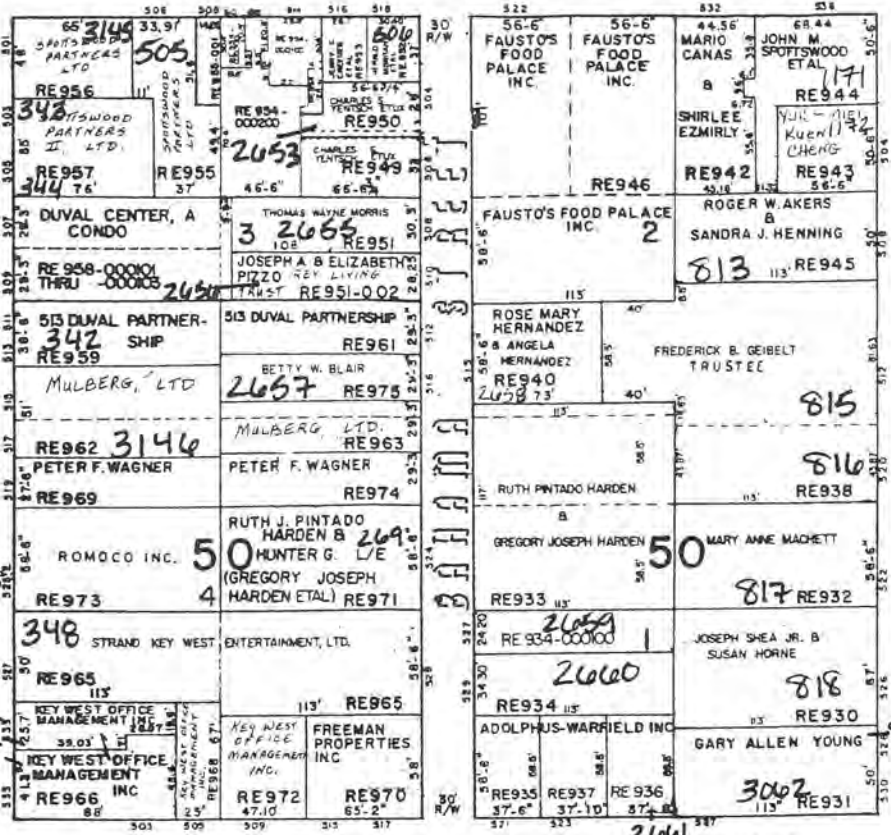
- > Repositories: Collection/Housed/Accession#/Describe
;;Photographs (Archived)

- > Structural system(s):
Wood frame

STREET

50' R/W

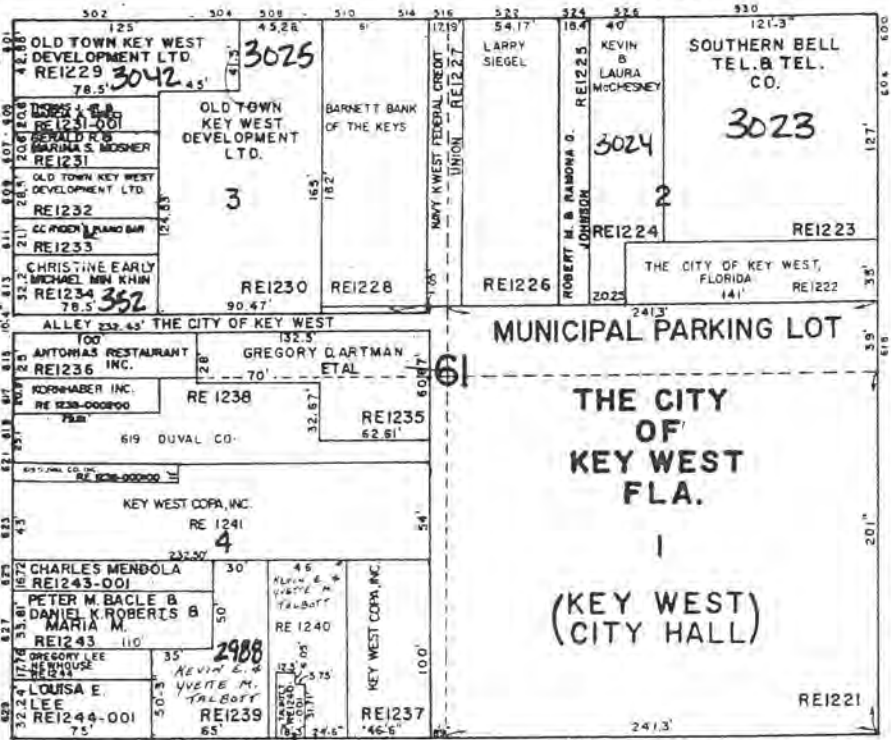
43
148
985
984
222
988
EN JR
982
4060
345
980
INSKY
977
49
976



STREET

50' R/W

350
1165
1250
1249



STREET

50' R/W

SCALE - 1" = 50'
DRAWN BY F.J. NOEL
1984

3025



M03025
506 Southard Street
Key West
Monroe
Feb. 2004

PAGE 1
Original x
Update 3-5-98

HISTORICAL STRUCTURES FORM
FLORIDA MASTER SITE FILE

SITE 8Mo03025
Recorder JD

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USGS 7.5' MAP:
UTM: ZONE: EASTING: NORTHING:
COORDINATES: LATITUDE: LONGITUDE:

HISTORY

ARCHITECT: unknown
BUILDER: unknown
CONST DATE: CIRCA: 1900 RESTORATION DATE (S):
MODIFICATION DATE (S):
MOVE: DATE: ORIG LOCATION: NE corner-Simonton & Bahama
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ARTIFACTS OR OTHER REMAINS none observed

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AREAS OF SIGNIFICANCE: architecture

ELEGIBLE FOR NAT. REGISTER?	Y	N	LIKELY, NEED INFO	x	INSF	INF
SIGNF. AS PART OF DISTRICT?	x	Y	N	LIKELY, NEED INFO	INSF	INF
SIGNIFICANT AT LOCAL LEVEL?	Y	N	LIKELY, NEED INFO	x	INSF	INF

SUMMARY ON SIGNIFICANCE

This Frame Vernacular house was constructed during the Spanish American War era.

* * *DHR USE ONLY * * * * * DHR USE O*

* * * * * DATE LISTED ON NR _____ * * * * *

* KEEPER DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____ * * * * *

* SHPO EVALUATION OF ELIGIBILITY (DATE): -YES _____ -NO _____ * * * * *

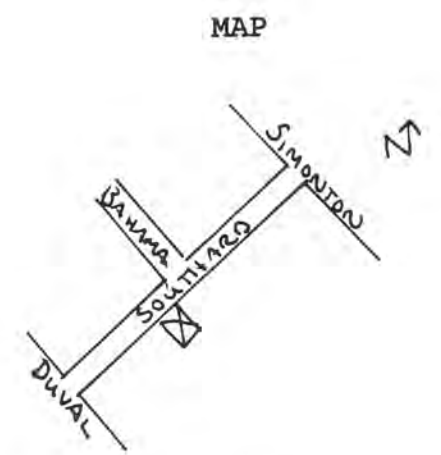
* LOCAL DETERMINATION OF ELIG. (DATE): -YES _____ -NO _____ * * * * *

* OFFICE _____ * * * * *

* * * * * DHR USE ONLY* * * * * DHR USE ONLY* * *

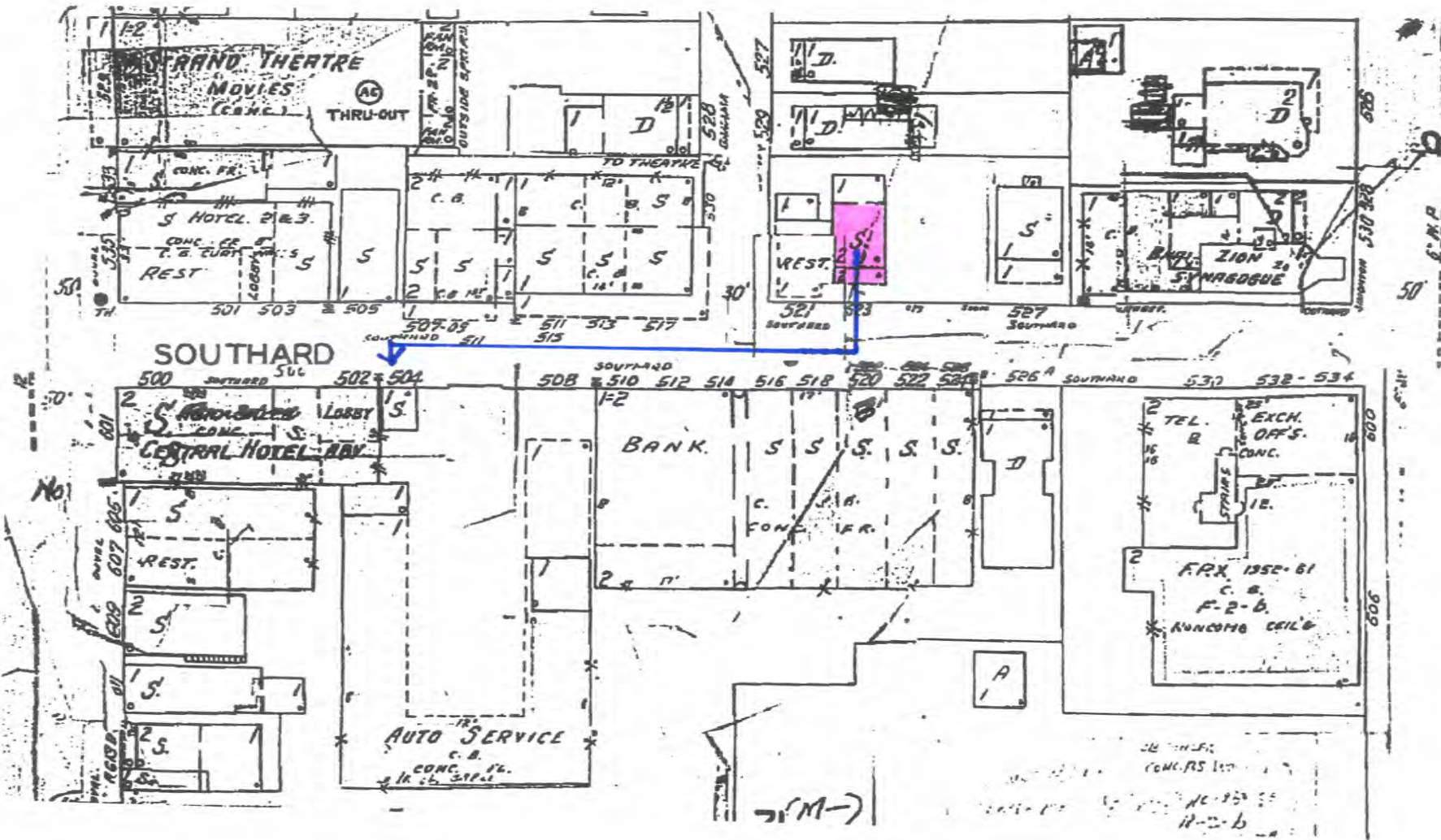
RECORDER INFORMATION: NAME F Jane M S L Day
DATE: MO 2 YR 98 AFFILIATION Research Atlantica, Boca Raton, Florida

PHOTOGRAPHS
LOCATION OF NEGATIVES
NEGATIVE NUMBERS roll #71, neg. #15

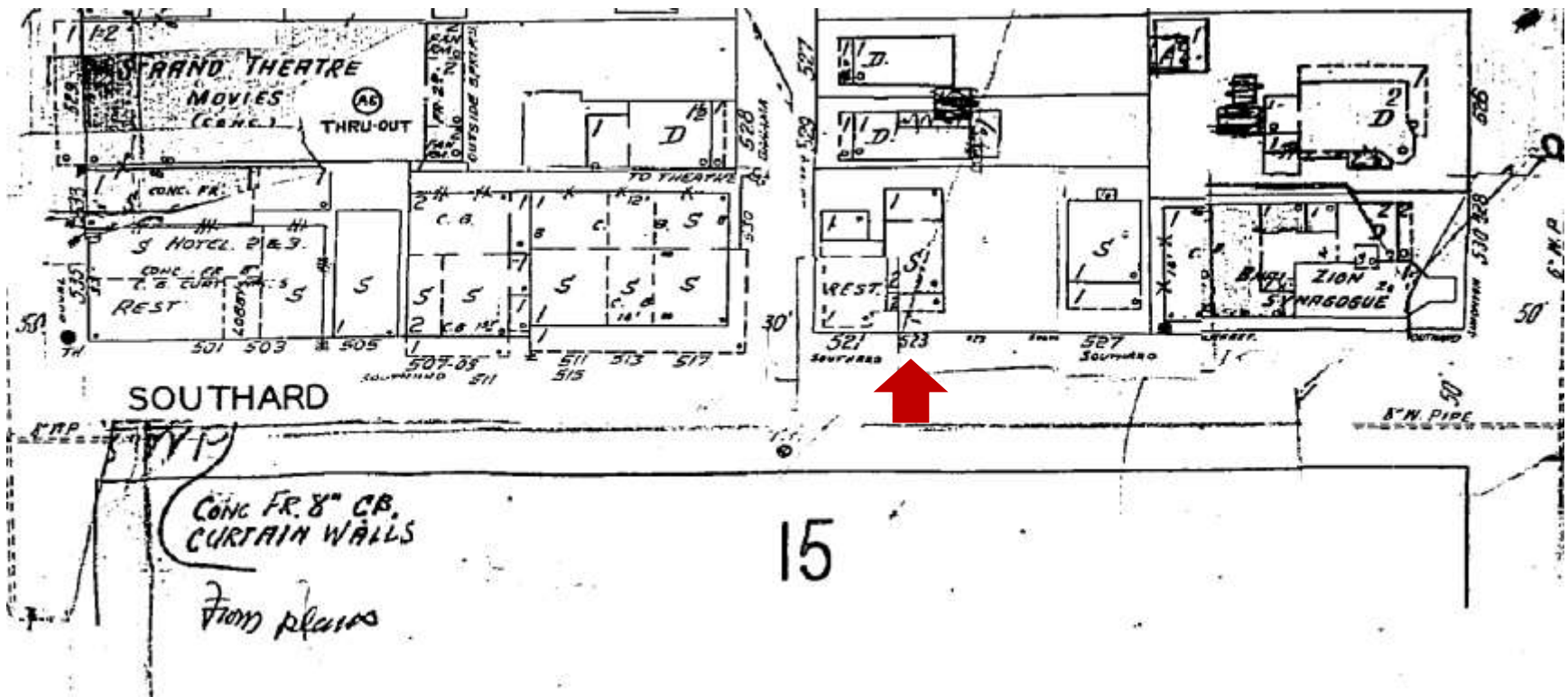


8Mo03025
506 SOUTHARD ST
KEY WEST, FLORIDA

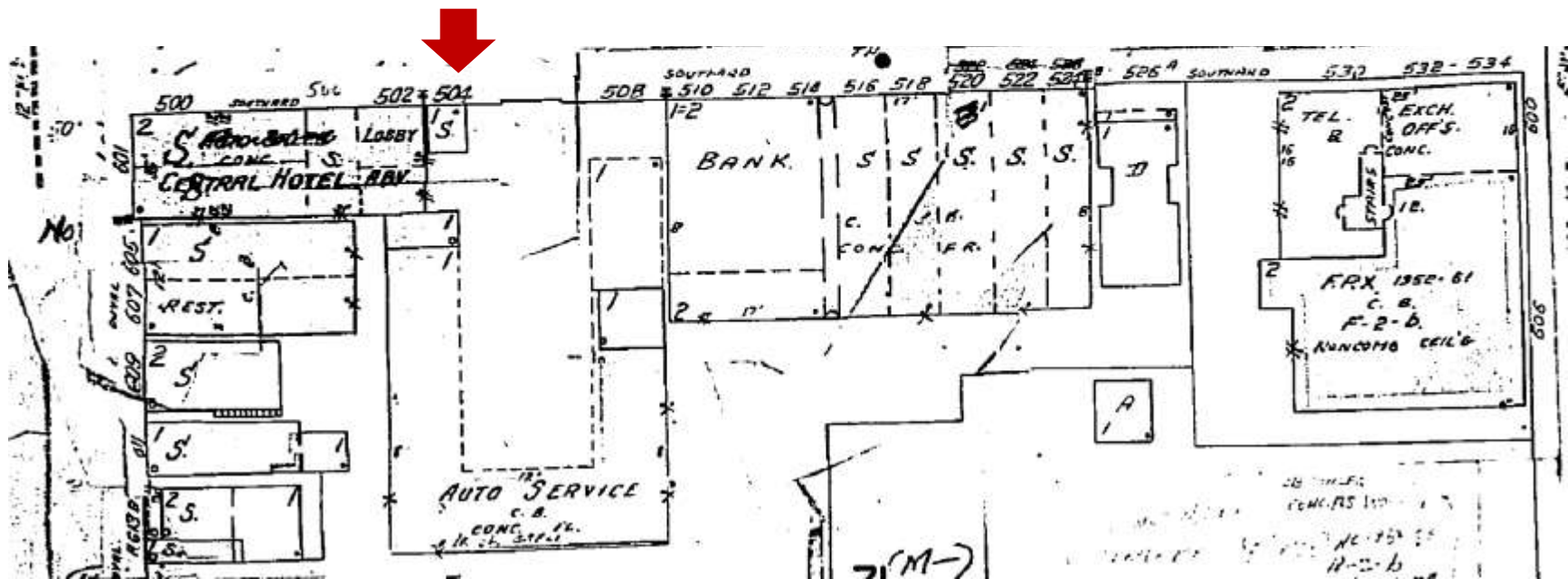
Sanborn Maps



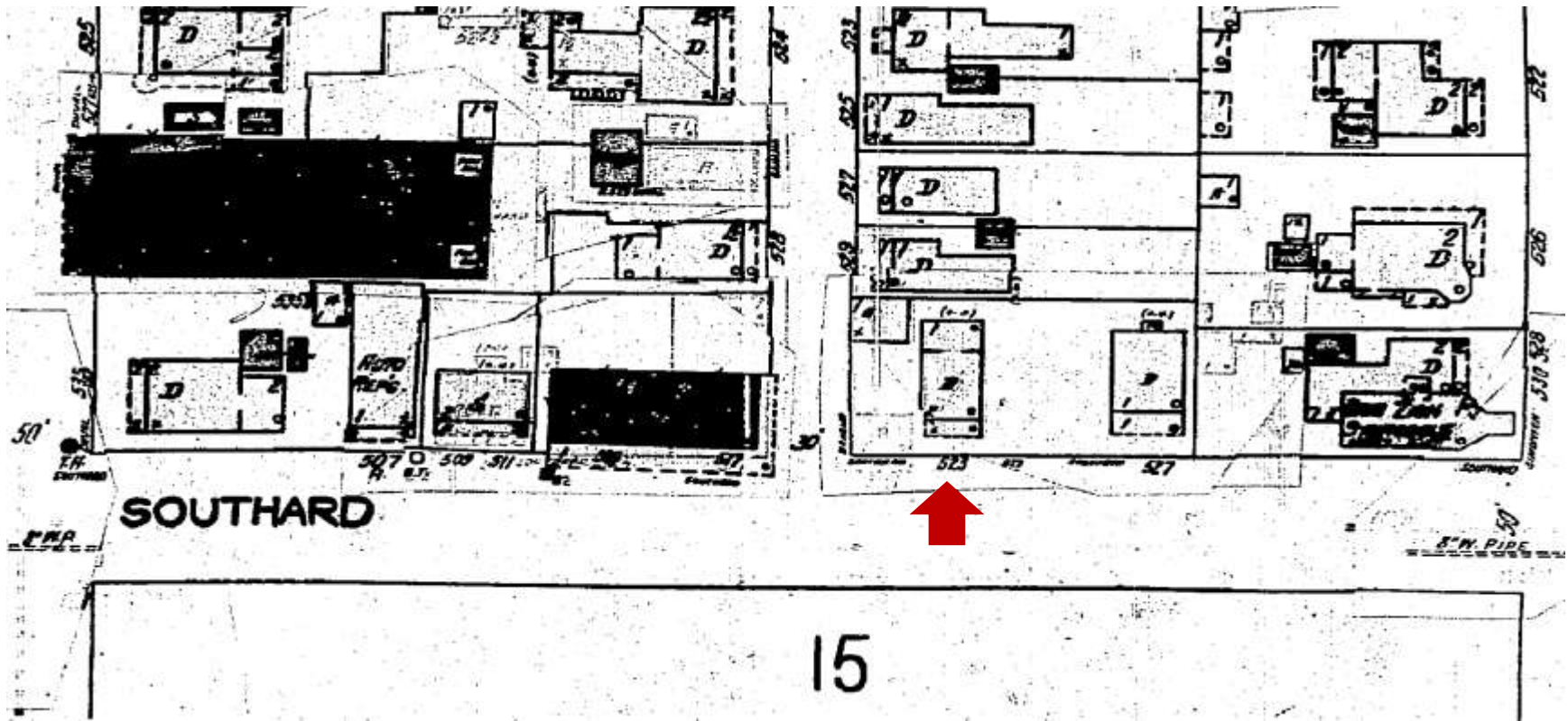
1962 Sanborn Map - **RELOCATION**



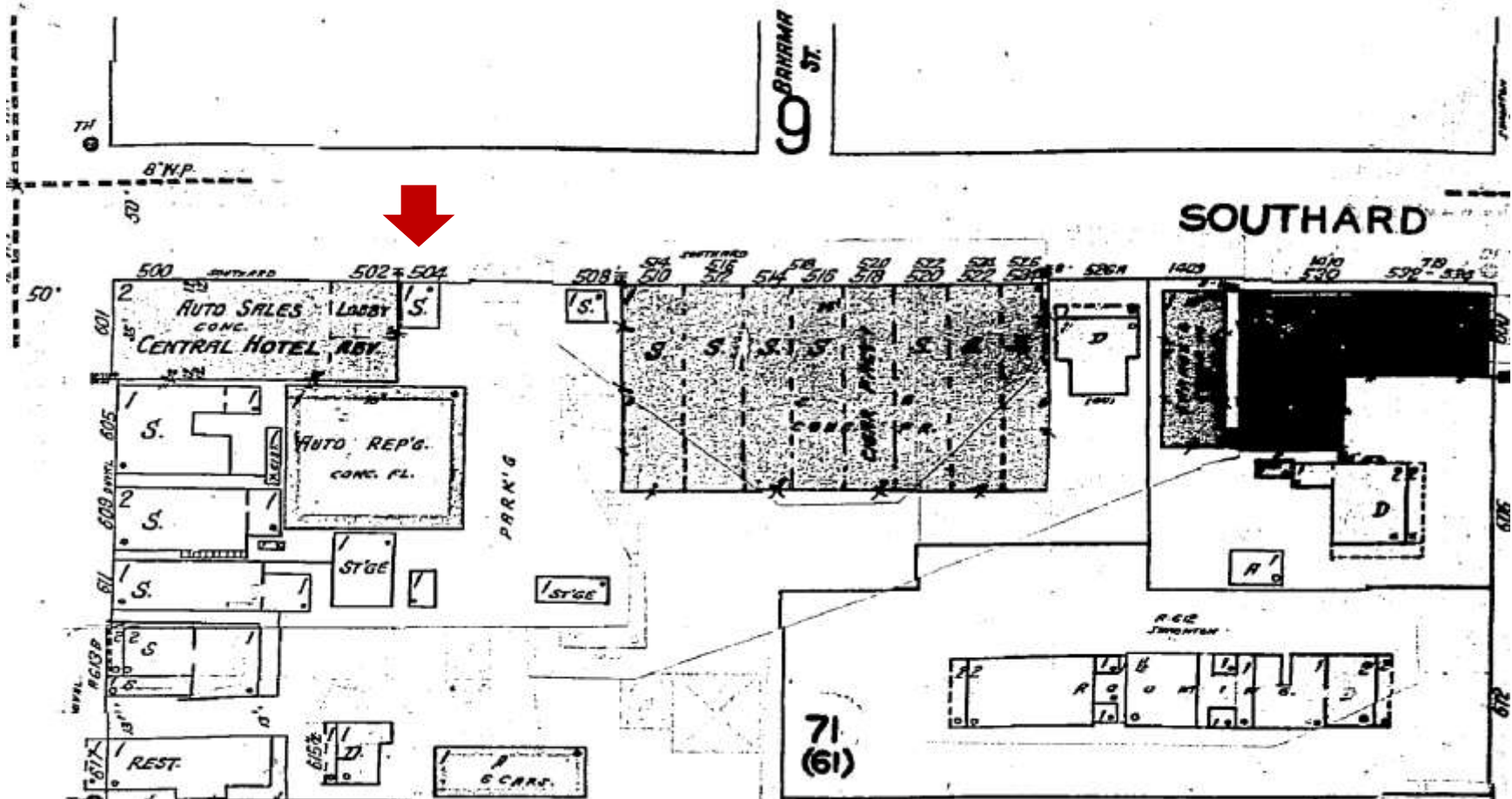
1962 Sanborn Map- Original Site



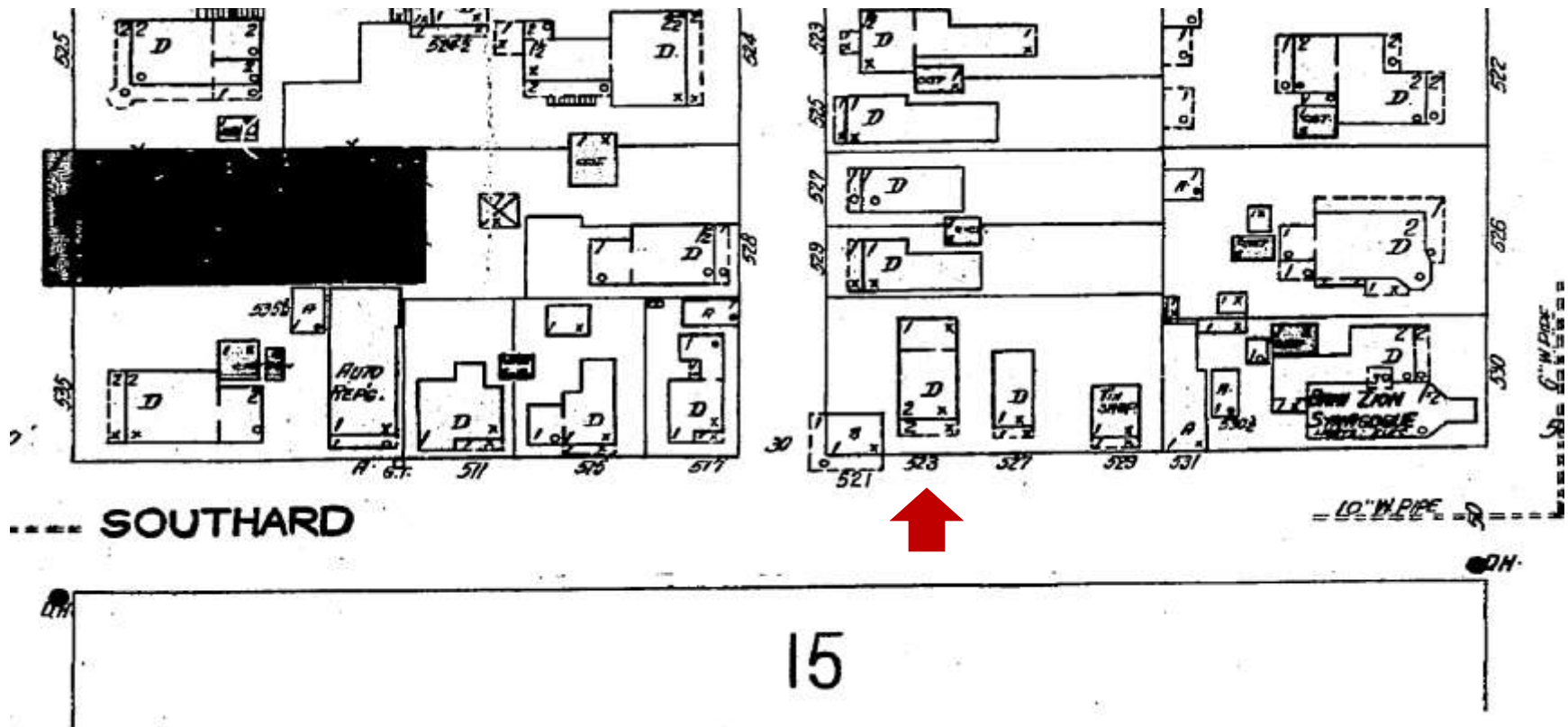
1962 Sanborn Map. Receiving Site



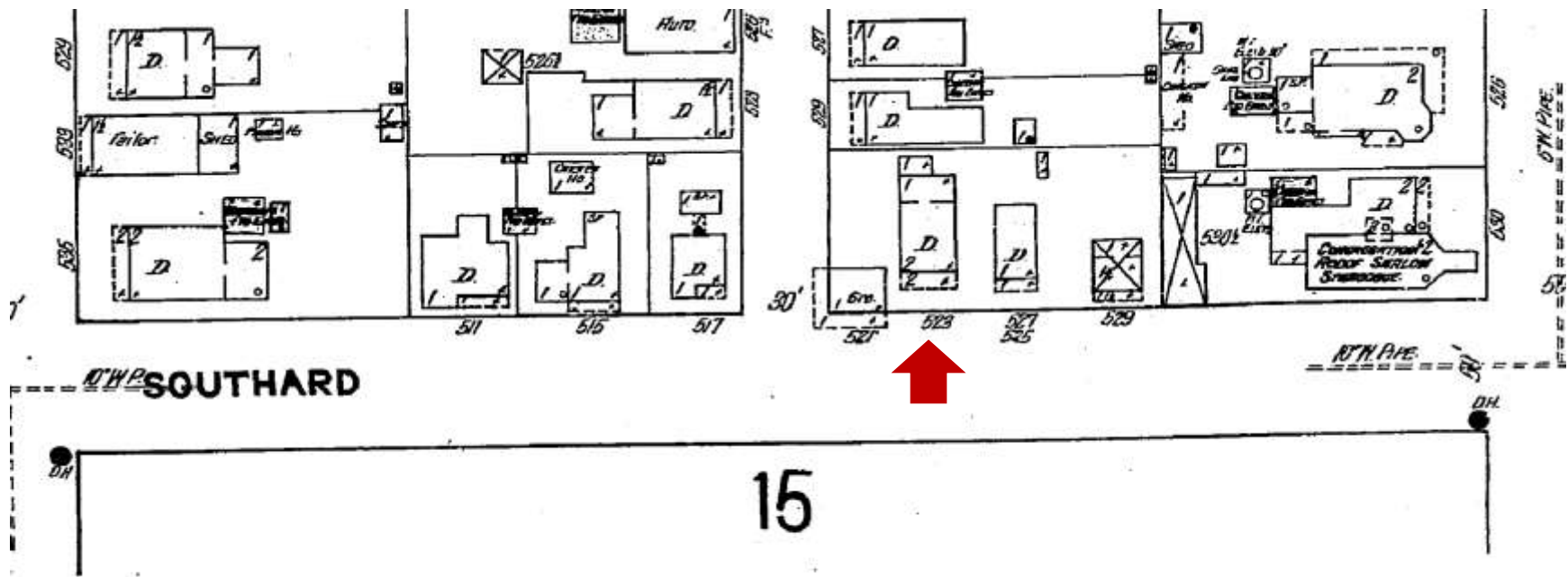
1948 Sanborn Map- Original Site



1948 Sanborn Map- Receiving Site



1926 Sanborn Map- Original Site



1912 Sanborn Map- Original Site

Photographs



Northeast corner of Southard and Bahama Streets circa 1960. Monroe County Library.



Building on original location 523 Southard Street circa 1965. Monroe County Library.



Rear of building to be located on the receiving site. Ed Swift III.



Front of building to be located on the receiving site. Ed Swift III.



523 Southard Street original site, actual photograph.



506 Southard Street main façade.



506 Southard Street actual site and building.

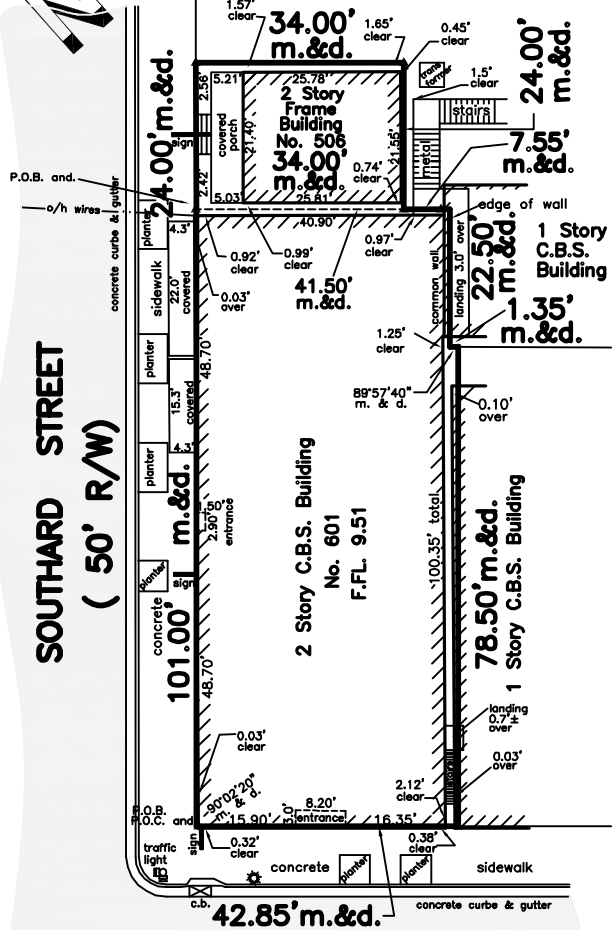


506 Southard Street east façade.



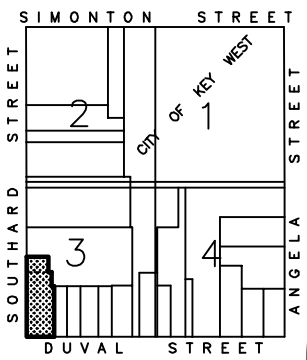
506 Southard Street one of the original windows.

Survey



**SOUTHARD STREET
(50' R/W)**

**DUVAL STREET
(50' R/W)**



LOCATION MAP
Square 61, City of Key West
 Field Work performed on: 6/17/14

LEGAL DESCRIPTION:

A Part of Lot 3, Square 61, as delineated by William A. Whitehead's Map of said City of Key West, on February, 1829 A.D. and being more particularly described by metes and bounds as follows: Begin at the intersection of the Northeastly Right-of-Way Line of Duval Street and the Southeastly Right-of-Way line of Southard Street; thence Southeastly along the said Northeastly Right-of-Way Line of Duval Street for 42.85 feet; thence at a right angle and in a Northeastly direction for 78.50 feet; thence at angle to the Right of 89°57'40" and in a Northwestly direction for 1.35 feet; thence at a right angle and in a Northeastly direction for 22.50 feet; thence at a right angle and in a Northwestly direction for 41.50 feet to the said Southeastly Right-of-way Line of Southard Street; thence at a right angle and in a Southwestly direction along the said Southeastly Right-of-Way Line of Southard Street for 101.00 feet to the Point of Beginning. Containing 4,297.4750 Square Feet, more or less.

AND
 A Part of Lot 3, Square 61, as delineated by William A. Whitehead's Map of said City of Key West, on February, 1829 A.D. and being more particularly described by metes and bounds as follows: COMMENCING at the Intersection of the Northeastly Right-of-Way line of Duval Street and the Southeastly Right-of-Way Line of Southard Street; thence in a Northeastly direction along the said Southeastly Right-of-Way Line of Southard Street for 101.00 feet to the Point of Beginning; thence continue in a Northeastly direction along the said Southeastly Right-of-Way Line of Southard Street for 24.00 feet; thence at a right angle and in a Southeastly direction for 34.00 feet; thence at a right angle and in a Southwestly direction for 24.00 feet; thence at a right angle and in a Northwestly direction for 34.00 feet to the said Southeastly Right-of-Way Line of Southard Street and the Point of Beginning. Containing 816 Square Feet, more or less.

SURVEYOR'S NOTES:

North arrow based on assumed median Reference Bearing: R/W Duval Street
 3.4 denotes existing elevation
 Elevations based on N.G.V.D. 1929 Datum
 Bench Mark No.: Basic Elevation: 14.324
 Survey performed without benefit of Title search on this or surrounding properties.
 All angles are 90°00'00" unless otherwise described.

MONUMENTATION:

- ▲ = Found P.K. Nail
- △ = Set P.K. Nail, P.L.S. No. 2749
- ⊙ = Set 1/2" I.B., P.L.S. No. 2749
- = Found 1/2" iron pipe/bar

SYMBOLS

- ☒ Concrete Utility Pole
- ⊕ Fire Hydrant
- ⊗ Sanitary Sewer Clean Out
- ⊙ Street Light
- ⊕ Wood Utility Pole
- ⊕ Water Meter

CERTIFICATION made to:
 Key West Gallery Inc.
 Chicago Title Insurance Company
 Small Business Finance, Inc. and/or
 its successors and assigns, as their
 interests may appear

LEGEND

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

CERTIFICATION:

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statue Section 472.027, and the American land Title Association, and that there are no viable encroachments unless shown hereon.

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

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Key West Gallery Inc.			
601 Duval Street, Key West, Florida 33040			
BOUNDARY SURVEY		Dwn No.: 14-361	
Scale: 1"=20'	Ref. 21-10 33-66	Flood panel No. 1509 K	Dwn. By: F.H.H.
Date: 6/4/96		Flood Zone: X	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
9/5/14: updated, owner, cert.			
fred/dwg/kevwest/block54/601duval			

ISLAND SURVEYING INC.

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
 Suite 201
 Key West, FL 33040

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

Property Appraiser Information



Scott P. Russell, CFA Property Appraiser Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

[Home](#) | [Departments](#) | [Exemptions](#) | [Save Our Homes](#) | [Portability](#) | [Homestead Fraud](#) | [Contact Us](#)

[Property Search](#) | [Tax Estimator](#) | [GIS/Maps](#) | [Millages/Taxroll Info](#) | [Appeals/VAB](#) | [Forms](#) | [Office Requirements](#)

Website tested on IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

Property Record Card -

Maps are now launching the new map application version.

[Return to Search Results](#) | [Modify Search](#) | [New Search](#) | [Send Email to MCPA Regarding this Parcel](#) | [Estimate Taxes on this Parcel](#)

[Previous Record](#) **Alternate Key: 1012629 Parcel ID: 00012290-000000** [Next Record](#)

Ownership Details

Mailing Address:

KW ZION LLC
1075 DUVAL ST
KEY WEST, FL 33040-3115

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 601 DUVAL ST KEY WEST

504 SOUTHARD ST KEY WEST
506 SOUTHARD ST KEY WEST

Legal Description: KW PT LOT 3 SQR 61 G6-340 G9-281 OR74-36/37 OR564-115/117/118 OR577-988

OR588-155 OR638-647/648 OR807-67/68 OR1844-1682/87AFFD OR2703-883/86

[Click Map Image to open interactive viewer](#)

Monroe County Links

- » [Monroe County Home Page](#)
- » [BOCC](#)
- » [Growth Management](#)
- » [Building Dept.](#)
- » [Code Compliance](#)
- » [FEMA Flood Insurance Info](#)

Monroe County Constitutional Officers

- » [Clerk of the Courts](#)
- » [Sheriff's Office](#)
- » [Elections Supervisor](#)
- » [Tax Collector](#)

Monroe County Cities

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First Time Home Buyer (IRS)

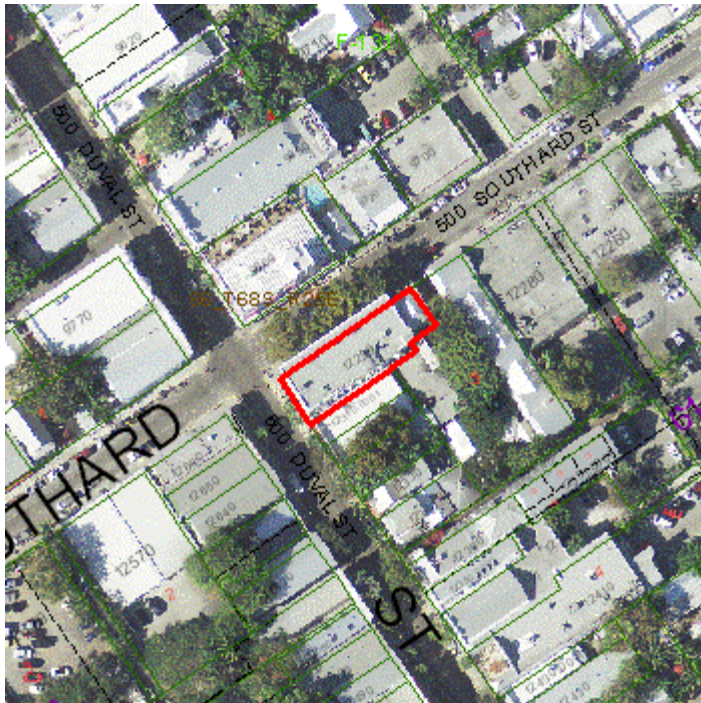
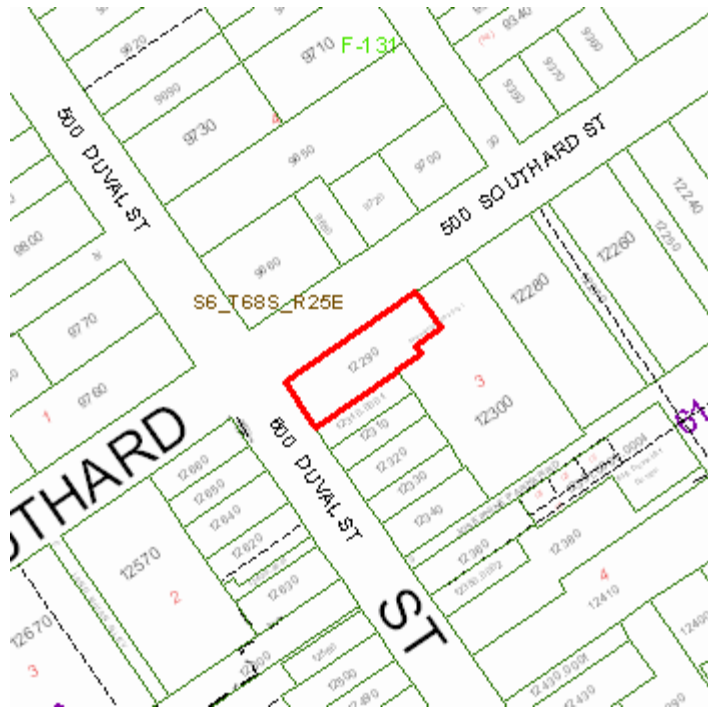
- » [Cancellation of Debt Flyer \(English\)](#)
- » [Cancellation of Debt Flyer \(Spanish\)](#)
- » [1st Time Homebuyers Fact Sheet](#)
- » [1st Time Homebuyers Basic Information](#)
- » [1st Time Homebuyers Scenarios](#)
- » [1st Time Homebuyers Q&A's](#)

IRS Links

- » [Make Work Pay Credit](#)
- » [Energy Conservation Credit](#)

Other Links

- » [FL Dept Rev - Property Tax Oversight](#)
- » [Census Info](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	43	125	5,114.00 SF

Building Summary

Number of Buildings: 2
Number of Commercial Buildings: 2
Total Living Area: 9068
Year Built: 1919

Building 1 Details

Building Type
Effective Age 17
Year Built 1938
Functional Obs 0

Condition G
Perimeter 566
Special Arch 0
Economic Obs 0

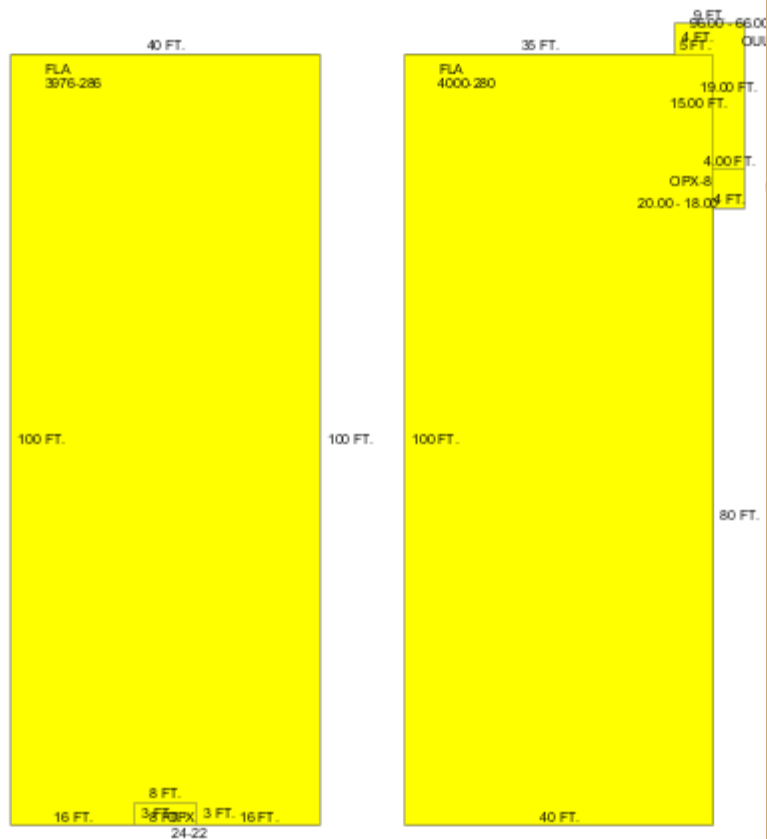
Inclusions:

Roof Type
Heat 1
Heat Src 1

Roof Cover
Heat 2
Heat Src 2

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 24



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
1	FLA		1	1990			
2	OPX		1	1990			

3	FLA	1	1990
4	OUU	1	1990
5	OPX	1	1990

Interior Finish:

Section Nbr	Interior Finish Nbr	Type
	2356	1 STY STORE-A
	2357	REST/CAFET-A-
	2359	APTS-A

Exterior Wall:

Interior Finish Nbr	Type
602	C.B.S.

Building 2 Details

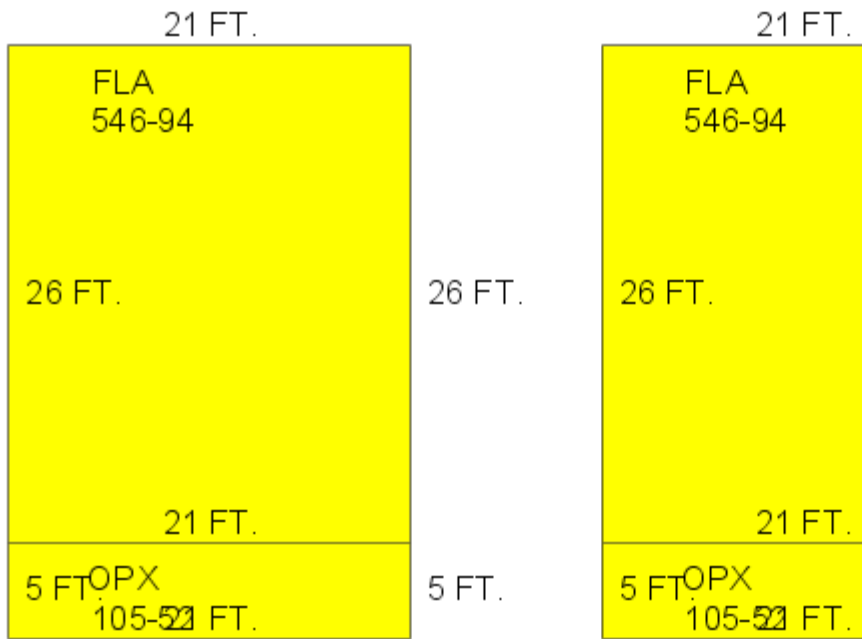
Building Type	Condition A
Effective Age 23	Perimeter 188
Year Built 1919	Special Arch 0
Functional Obs 0	Economic Obs 0

Inclusions:

Roof Type	Roof Cover
Heat 1	Heat 2
Heat Src 1	Heat Src 2

Extra Features:

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %
1	FLA		1	1990			
2	OPX		1	1990			
3	FLA		1	1990			
4	OPX		1	1990			

Interior Finish:

Section Nbr	Interior Finish Nbr	Type
	2361	NIGHT CLUB, BARS B
	2363	OFF BLDG-1 STY-B

Exterior Wall:

Interior Finish Nbr	Type
603	AB AVE WOOD SIDING

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	1 UT	0	0	1979	1980	3	20
2	AC2:WALL AIR COND	4 UT	0	0	1981	1982	2	20

Appraiser Notes

2006-07-26 601 DUVAL - TABORA GALLERY, 504 SOUTHARD -SANTIAGO, 601 STE 4 DUNKIN DONUTS, 601 STE 3 VACANT- WAS BAKERY/COFFEE SHOP

2002/3/15 TPP AK: 8684231 - OLD TOWN KW 8897332 - BUTLERS 8907907 - PERFUMANIA 8908920 - DUNKIN DONUTS (CLOSED 2001) 8999354 - MEPHISTO 9002676 - BUTLERS - OOB'D. 8638515 - TROPICAL SHELL - 626 DUVAL 8781911 -WORLDWIDE FLAGS - 626 DUVAL 8519800 - OLD TOWN KW - EQ INCLUDED WITH LEASE. 601 & 626 DUVAL

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
35	07-5383	01/04/2008	2,500	Commercial	CONSTRUCTION OF APPROX 64 SF OF 7' 2" WIDE X 8' HIGH NEW CBS WALL
36	08-0131	01/18/2008	2,500	Commercial	INSTALL 64' OF TRACK LIGHTS & 4 SMOKE DETECTORS,
10-3323		10/08/2010	2,200	Commercial	INSTALL GREASE TRAP, MOVE FLOOR DRAIN, REPLACE HAND SINK AND MOVE SINK.
10-3018		09/14/2010	900	Commercial	DEMO/REMOVE FIRST FLOOR COUNTERTOPS AND CABINETS. ALL INTERIOR WORK/NON STRUCTURAL.
10-3288		10/05/2010	6,000	Commercial	INSTALL 5/8 DRYWALL 2 LAYER IN KITCHEN PER SK-1-A. INSTALL NON LOAD BEARING PARTITION PER SK-1&2 DETAIL.
10-1950		06/17/2010	2,200	Commercial	REMOVE AND REPLACE ROTTEN WINDOW FRAME AND PAINT TO MATCH EXISTING 10LF. CAULK BOX CRACKS IN WALL AND APPLY TO P COAT 100SF. REPAIR DRYWALL AND REPAINT 40SF.
10-3391		11/30/2010	450	Commercial	RE-ROUTE SUPPLY AIR DUCT FOR THE GREASE HOOD FROM MUA LOWER AS PLANNED TO THE ROOF 10' IN FROM EDGE OF PROPERTY LINE. NEW DUCT WILL PARALLEL TEH NEW EXHAUST DUCT THAT WS JUST INSTALLED LAST WEEK.
10-3424		10/26/2010	300	Commercial	PLACE CONCRETE IN A HOLE WITH REBAR.
10-3426		10/25/2010	1,500	Commercial	SET HORIZONTAL 120 TANK AND CONCRETE PAD. RUN 100' GASOLINE FROM TANK TO LINE OF APPLIANCES IN KITCHEN.
10-3391		11/10/2010	9,800	Commercial	INSTALL ONE HOOD, ONE EXHAUST FAN, ONE SUPPLY FAN.

	10-3381	10/27/2010		900	Commercial	FABRICATE AND INSTALL AWNING ON EXISTING OVER SIDEWALK
	10-3405	10/15/2010		3,000	Commercial	WIRE NEW HOOD EXHAUST SUPPLY. WIRING.
	10-3878	12/06/2010		200	Commercial	ADD TWO LAYERS OF 5/8 FIRE RATED DRYWALL IN KITCHEN
	10-3381	11/04/2010		900	Commercial	ADD SIGNAGE TO AWNING.
34	07-5397	12/19/2007		3,000	Commercial	CONSTRUCT 22' X 7'6" HIGH NEW WALL WITH POCKET DOOR
1	97-0116	01/01/1997	07/01/1997	250	Commercial	SIGN
2	97-1064	04/01/1997	07/01/1997	600	Commercial	REPLACE EXTERIOR DOORS
3	97-1137	04/01/1997	07/01/1997	850	Commercial	SECURITY ALARM
4	98-0973	03/27/1998	01/01/1999	150	Commercial	RELOCAT 2 FRONT DOORS ETC
5	98-1435	06/03/1998	01/01/1999	400	Commercial	SIGN
6	98-1688	06/08/1998	01/01/1999	875	Commercial	CANVAS AWNING
7	98-2408	08/04/1998	01/01/1999	350	Commercial	RELOCATE ELEC METER ETC
8	98-2757	09/18/1998	01/01/1999	2,900	Commercial	REMOVE NON-BEARING WALL
9	99-1806	05/27/1999	11/03/1999	3,860	Commercial	REPAIR/REPLACE ROOF
10	99-3731	11/08/1999	12/07/1999	1,800	Commercial	CHANGEOUT AC UNIT
12	00-0743	04/05/2000	11/01/2000	4,000	Commercial	PAINT ROOF
13	00-3420	10/23/2000	11/16/2001	20,000	Commercial	REPLASTER/REPLACE WOOD
14	03-1017	03/20/2003	09/29/2003	1,400	Commercial	ELE. #506
15	03-1451	04/28/2003	09/29/2003	500	Commercial	ELE. #508
16	04-2852	09/01/2004	02/16/2004	30,000	Commercial	REPAIR FIRE DAMAGE
11	04-3160	01/04/2000	02/16/2004	28,000	Commercial	ROOF
17	04-2852	03/02/2005	07/27/2006	2,500	Commercial	plumbing
26	05-2945	11/14/2005	12/31/2005	20,000	Commercial	REPLACE THE 2ND.STORY WINDOWS (24)
18	05-1103	04/07/2005	07/26/2006	2,500	Commercial	REMOVE ROTTED FLOOR IN 2ND FLR STORAGE AREA
19	05-1343	05/12/2005	07/26/2006	2,000	Commercial	INSTALL SINKS AND GREASE TRAP
20	05-1681	05/16/2005	07/26/2006	300	Commercial	RUN COPPER TUBING LINE TO CONVECTION OVEN

21	05-1676	05/16/2005	07/26/2006	200,000	Commercial	REPAIR/REPLACE DETERIORATION PARAPET AND EXTERIOR WALLS OF STRUCTURE 500SF
22	05-1780	05/23/2005	07/26/2006	1,800	Commercial	INTERIOR WORK ONLY - BLD COUNTER
23	05-1964	05/23/2005	07/26/2006	1,500	Commercial	RUN SIX DEDICATED OUTLETS FOR NEW BAKERY
25	05-3761	09/01/2005	07/26/2006	2,300	Commercial	REPAIR 3 SQRS
24	05-2945	07/19/2005	07/26/2006	20,000	Commercial	REPLACE 2ND STORY WINDOWS
27	05-5999	12/30/2005	07/26/2006	2,100	Commercial	REPAIR ROTTED WINDOW JAMS AND PAINT FRONT OF COFFEE SHOP
29	06-1518	03/06/2006	07/26/2006	600	Commercial	INSTALL EXISTG BRANCH CIRCUITS INTO CONDUIT
28	06-0342	01/23/2006	07/26/2006	7,000	Commercial	ALUMINUM GUTTER
30	06-1936	03/26/2006	07/26/2006	1,000	Commercial	NEW 200 AMP PANEL
31	06-4038	07/06/2006	07/26/2006	2,500	Commercial	REPLACE PANEL AND METER CAN
32	06-6819	12/28/2006		480	Commercial	REPLACE 118 FIXTURES
33	07-2208	05/09/2007		20,000	Commercial	INSTALL 4 ACCORDIAN SHUTTERS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2016	1,243,211	1,312	551,657	1,796,180	1,796,180	0	1,796,180
2015	1,306,710	1,144	551,657	1,859,511	1,859,511	0	1,859,511
2014	1,230,565	1,040	558,336	1,789,941	1,773,343	0	1,789,941
2013	1,087,650	1,040	523,440	1,612,130	1,612,130	0	1,612,130
2012	1,093,352	1,040	523,440	1,617,832	1,617,832	0	1,617,832
2011	1,144,447	1,040	523,440	1,668,927	1,668,927	0	1,668,927
2010	1,144,447	1,040	522,655	1,668,142	1,668,142	0	1,668,142
2009	1,195,542	1,040	914,293	2,110,875	2,110,875	0	2,110,875
2008	1,199,819	1,040	1,297,623	2,498,482	2,498,482	0	2,498,482
2007	810,689	1,040	1,333,905	1,786,690	1,786,690	0	1,786,690
2006	829,890	1,040	470,790	1,786,690	1,786,690	0	1,786,690
2005	833,091	1,040	392,325	1,683,903	1,683,903	0	1,683,903
2004	808,709	1,040	277,243	1,603,717	1,603,717	0	1,603,717

2003	808,709	1,040	272,012	1,603,717	1,603,717	0	1,603,717
2002	808,709	1,040	272,012	1,603,717	1,603,717	0	1,603,717
2001	864,725	1,040	272,012	1,342,140	1,342,140	0	1,342,140
2000	864,725	1,040	240,626	1,307,485	1,307,485	0	1,307,485
1999	906,534	1,040	240,626	1,307,485	1,307,485	0	1,307,485
1998	627,811	1,040	240,626	822,464	822,464	0	822,464
1997	627,811	1,040	230,164	822,464	822,464	0	822,464
1996	485,729	1,040	230,164	890,785	890,785	0	890,785
1995	485,729	1,040	230,164	890,785	890,785	0	890,785
1994	411,093	1,040	230,164	843,901	843,901	0	843,901
1993	411,093	1,140	230,164	569,399	569,399	0	569,399
1992	411,093	1,240	230,164	569,399	569,399	0	569,399
1991	411,093	1,370	230,164	569,399	569,399	0	569,399
1990	399,393	0	189,624	569,399	569,399	0	569,399
1989	284,082	0	188,316	569,399	569,399	0	569,399
1988	272,873	0	162,161	503,739	503,739	0	503,739
1987	267,222	0	80,100	491,057	491,057	0	491,057
1986	268,345	0	78,465	475,765	475,765	0	475,765
1985	260,235	0	56,495	517,054	517,054	0	517,054
1984	258,413	0	56,495	300,732	300,732	0	300,732
1983	216,723	0	37,643	300,732	300,732	0	300,732
1982	187,190	0	37,643	224,833	224,833	0	224,833

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/12/2014	2703 / 883	5,900,000	WD	30

This page has been visited 226,968 times.

Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176