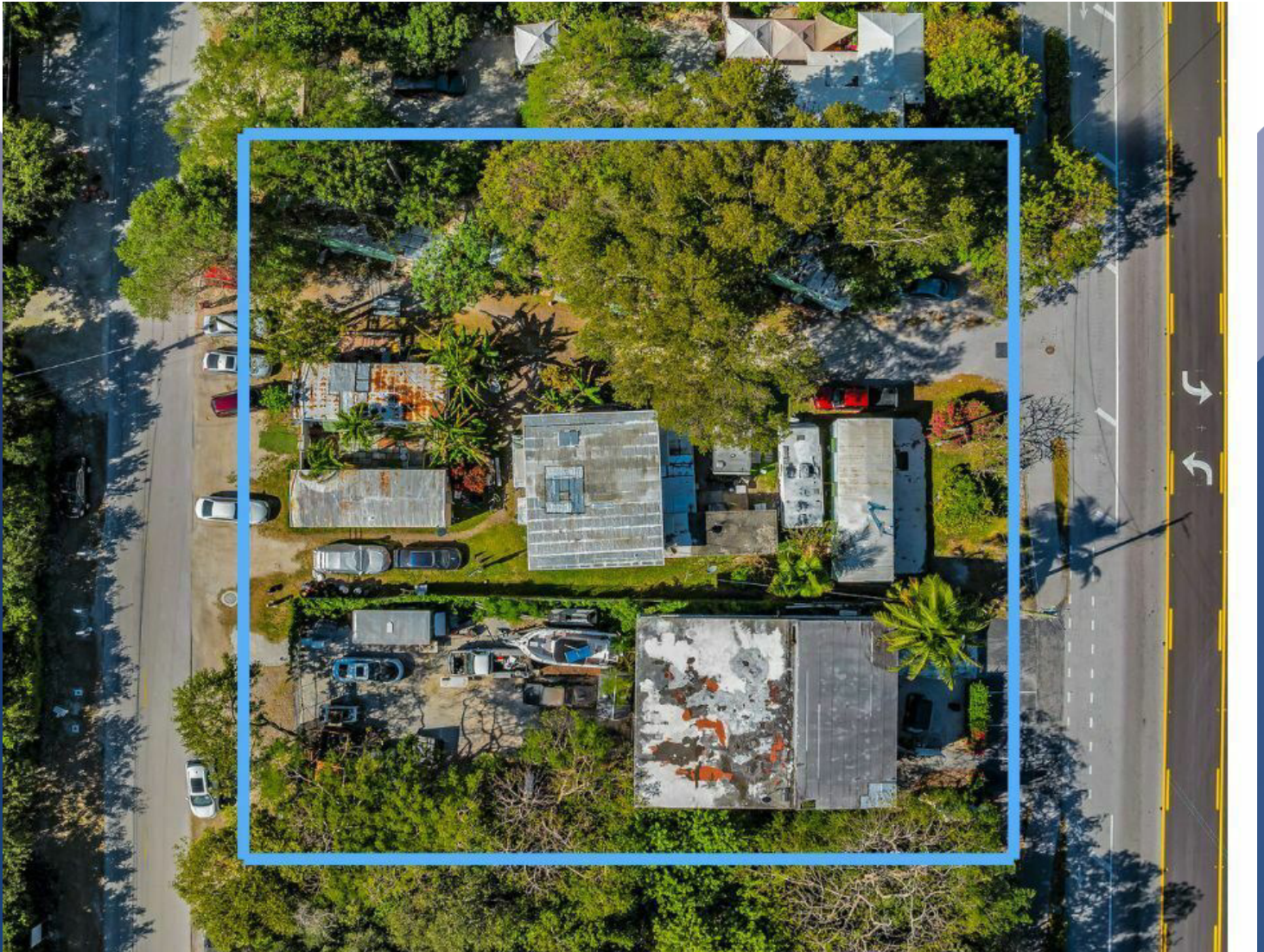


# OFFERING MEMORANDUM

**82925 82829, 82935 OVERSEAS HWY**

82925 82829, 82935 Overseas Hwy Islamorada, FL 33036



**SALE PRICE**

**\$5,500,000**

**Elizabeth Jolin**

**(305) 393-0994**

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COMMERCIAL**

**SCHMITT REAL  
ESTATE CO.**

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82925 82829, 82935 Overseas Hwy Islamorada, FL 33036

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Village Center Islamorada.pdf (4)

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Aerial Map

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Contact





# SALE

**82925 82829, 82935 OVERSEAS HWY**  
82925 82829, 82935 Overseas Hwy Islamorada, FL 33036



## PROPERTY DESCRIPTION

Introducing a rare opportunity to acquire a multi-residential property in the heart of Islamorada in the Florida Keys. Poised for redevelopment, the property currently boasts 8 residential units and one 3,312 SF commercial building.

Redevelopment options include operating as is with improvements, or reimagining existing structures to create a multi-residential mixed use space by retaining some and transferring away partial development rights.

Strategically located - with dual frontage on US1 and Old Highway, the parcel locates future residents or tenants within effortless biking and walking distance of Islamorada's vibrant amenities including world class fishing, diving, dining, and watersports. This location offers a quintessential Florida Keys lifestyle.

Find a win, through thoughtful redevelopment in the charmed Islamorada real estate market.

## OFFERING SUMMARY

Sale Price:	\$5,500,000
Number of Units:	8 Homes / 1 Commercial Bldg
Lot Size:	22,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	62	91	265
Total Population	124	182	538
Average HH Income	\$99,428	\$99,428	\$104,371

**Elizabeth Jolin**  
(305) 393-0994

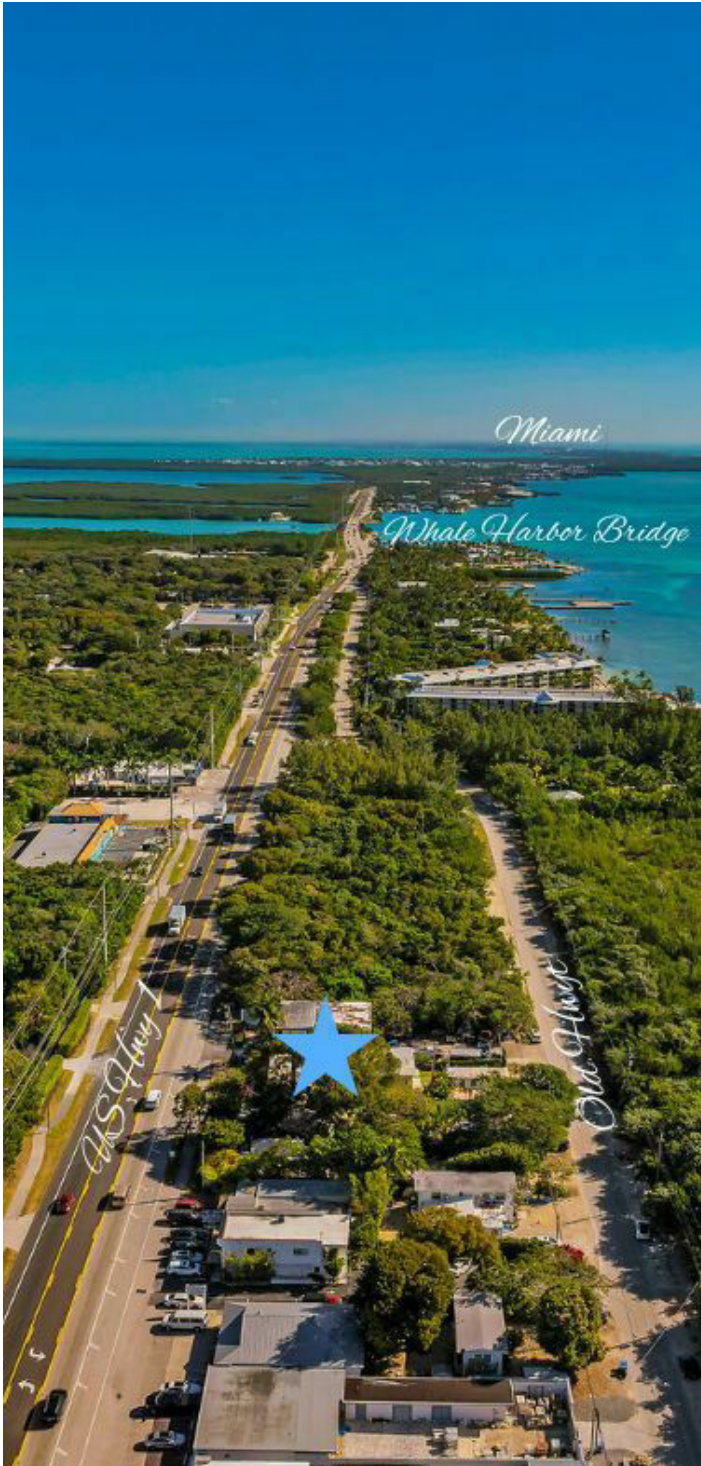


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# SALE

**82925 82829, 82935 OVERSEAS HWY**  
82925 82829, 82935 Overseas Hwy Islamorada, FL 33036



## PROPERTY DESCRIPTION

Opportunity to reimagine this downtown Islamorada in Mixed Use Zoning.

## LOCATION DESCRIPTION

Islamorada, Florida - Situated as the gateway to Islamorada, find this parcel situated in the median between US Highway 1 and Old Highway 1 at MM 82.9.

## SITE DESCRIPTION

This one-of-a-kind 22,500SF property, made up of three parcels located at 82925, 82929, and 82935 Overseas Hwy, represents a developer's dream in the heart of Islamorada.

Currently featuring a mix of antiquated mobile homes, apartments, and commercial space, the property has been utilized as a vibrant residential community for local workforce for over 50 years.

Village Center zoning allows for a broad range of redevelopment possibilities.

## PARKING DESCRIPTION

Ample parking for all residential and commercial vehicles on US1 and Old Hwy frontage.

## UTILITIES DESCRIPTION

All units have been sewered and are appropriately metered. No outstanding code violations nor open permits.



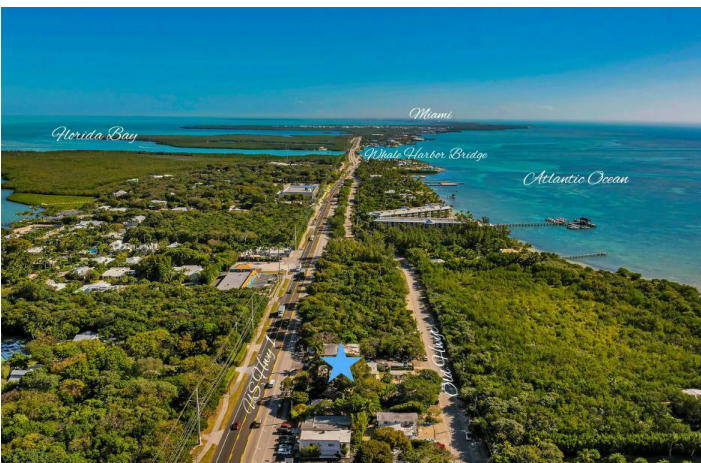
# SALE

**82925 82829, 82935 OVERSEAS HWY**  
82925 82829, 82935 Overseas Hwy Islamorada, FL 33036



## PROPERTY HIGHLIGHTS

- Multiple Family Property
- 8 Residential Units
- 3,321 SF Non-residential Building
- Three Parcels
- 22,500 SF Total Parcel Area
- US 1 and Old Hwy frontage
- On-site Parking
- Zoned Village Center
- Redevelopment Opportunity



**Elizabeth Jolin**  
(305) 393-0994

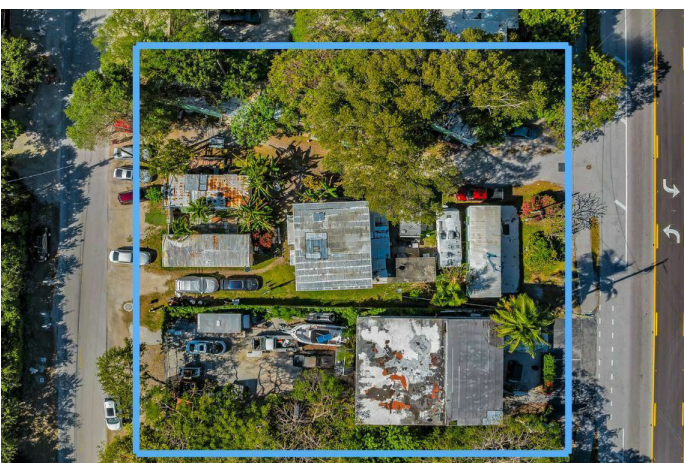
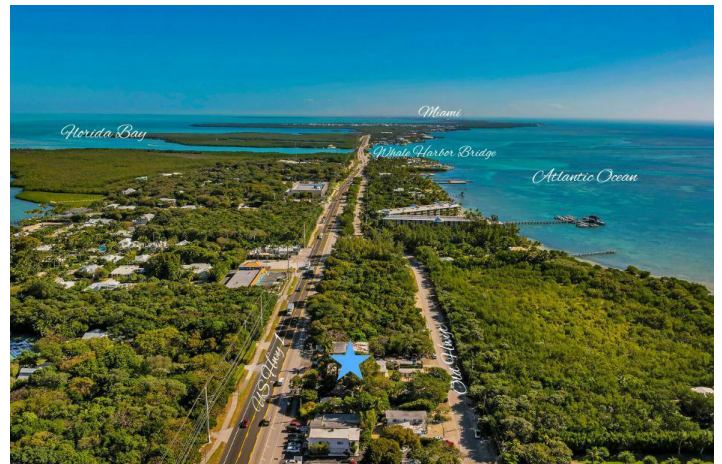


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# SALE

**82925 82829, 82935 OVERSEAS HWY**  
82925 82829, 82935 Overseas Hwy Islamorada, FL 33036



**Elizabeth Jolin**  
(305) 393-0994



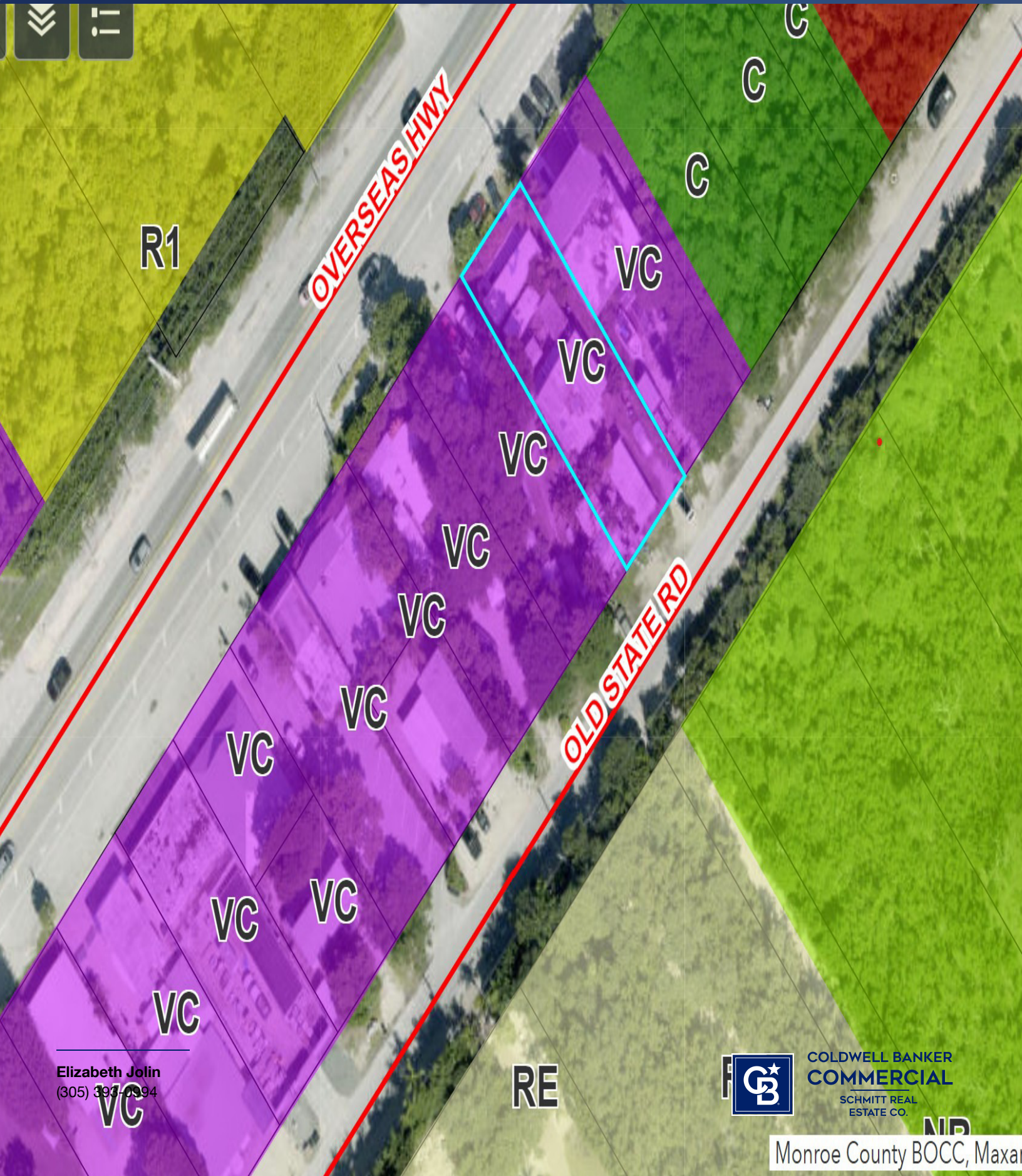
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# ZONING/TAX REPORTS

82925 82829, 82935 OVERSEAS HWY

82925 82829, 82935 Overseas Hwy Islamorada, FL 33036



Elizabeth Jolin  
(305) 393-0994



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Monroe County BOCC, Maxar



## **Sec 30-692 Village Center (VC) Zoning District**

### *(a) Purpose and intent.*

- (1) The purpose of the village center (VC) zoning district is to recognize and enhance the vitality of the core, mixed use business centers. In this zoning district, integrated business and residential uses shall be permitted, while requiring bufferyards and other mitigation techniques to ensure a smooth transition where these parcels interface with residential land uses. Businesses in this district promote walk-up traffic and are conducive to enhancing pedestrian-related facilities.
- (2) This zoning district is established within the Mixed Use (MU) FLUM category.

### *(b) Permitted uses.* The following uses are permitted uses if they do not contain a drive-in or drive-through component.

- (1) Single-family dwelling units of 25 dwelling units or less, except the conversion of existing hotels or motels to single-family dwelling units is not permitted;
- (2) Multifamily attached dwelling units of 25 dwelling units or less, except the conversion of existing hotels or motels to multifamily attached dwelling units is not permitted;
- (3) Deed restricted affordable dwelling units of 25 dwelling units or less, except the conversion of existing hotels or motels to dwelling units is not permitted;
- (4) Accessory uses and structures, excluding guesthouses;
- (5) Brewpub less than 1,500 square feet;
- (6) Community center;
- (7) Fire station;
- (8) Library;
- (9) Municipal parking;
- (10) Police station;
- (11) Restaurants less than 1,500 square feet;
- (12) Hotels or motels of 25 rooms or less;
- (13) Collocation on existing wireless facility;
- (14) Outdoor storage and display areas on vacant lots fronting US1 pursuant to article VI, division 8 of this chapter.
- (15) Low/medium intensity office, retail, and service use 3,000 square feet or less, limited to:
  - a. Professional services including accountant, administrative and management services, architect, engineer, counselor, interior designer, investment agent, lawyer, and other similar professions;
  - b. Antique shop;
  - c. Art gallery;
  - d. Auditorium or public assembly hall;
  - e. Bakery;
  - f. Bait and tackle shop;



- g. Bicycle shop;
- h. Boat rental and sales;
- i. Bonding company;
- j. Bookstore;
- k. Brokerage office;
- l. Camera shop;
- m. Clothing store;
- n. Conference center;
- o. Courier service;
- p. Delicatessen (no tables);
- q. Government office;
- r. Day care center;
- s. Department store;
- t. Drugstore;
- u. Electronics store;
- v. Employment service;
- w. Fishing, diving and sailing shops/instruction;
- x. Florist;
- y. Food store, including retail sales of fresh and frozen fish, crustaceans and mollusks;
- z. Gift shop;
- aa. Gym;
- ab. Hardware store;
- ac. Hobby shop;
- ad. Interior decorator;
- ae. Jewelry store;
- af. Laundry;
- ag. Liquor store;
- ah. Locksmith;
- ai. Medical office;
- aj. Movie theater (indoors);
- ak. Museum;
- al. Office supplies and service;
- am. Recording/broadcasting studio;
- an. Salon;

- ao. Spa;
- ap. Studio school including art, sculpture, dance, drama and like instruction;
- aq. Veterinary office / animal hospital;
- ar. Video/ DVD rental;
- as. Visitor center; and
- at. Walk-up bank.

(c) *Uses reviewed as a minor conditional use.* The following uses are reviewed as minor conditional uses provided that they do not contain a drive-in or drive-through component.

- (1) Any permitted use of 3,001 to 5,000 square feet, except restaurants;
- (2) Hotels or motels having more than 25 rooms and less than 50 rooms;
- (3) Any permitted residential use greater than 25 dwelling units, except that hotels and motels shall not be considered a residential use;
- (4) Brewpubs of 1,500 to 3,000 square feet;
- (5) Community pier or public dock;
- (6) Docking facility;
- (7) Homeowners' park and associated facilities;
- (8) Infrastructure and municipal utility facilities;
- (9) Restaurants of 1,500 to 5,000 square feet;
- (10) Attached wireless facility; and
- (11) Replacement of existing wireless facility.
- (12) Manufacture, assembly, repair, maintenance and storage of commercial fishing traps and nets.
- (13) Private membership club.
- (14) Parking as an accessory use to a private membership club pursuant to Sec. 30-852 (a) (1).

(d) *Uses reviewed as a major conditional use.*

- (1) Any permitted use of 5,001 to 10,000 square feet, including restaurants;
- (2) Bars, taverns, and drinking places 10,000 square feet or less;
- (3) Brewpubs of 3,001 to 5,000 square feet;
- (4) Convenience store with or without fuel sales;
- (5) Marina redevelopment;
- (6) Redevelopment of existing outdoor storage and display areas;
- (7) Stealth wireless facility; and
- (8) Any use listed above as a permitted or minor conditional use, or a major conditional use listed herein, provided that the use contains a drive-in or drive-through component.



(e) *Site development standards.*

- (1) Minimum lot area: Not applicable.
- (2) Maximum building height: 35 feet.
- (3) Maximum developable lot coverage: Not applicable.
- (4) Setbacks:
  - a. Front yard: Minimum 15 feet. Front yard setback may be reduced to the minimum required bufferyard width pursuant to division 6 of this article only for covered unenclosed areas, outdoor seating areas, balconies, roof overhangs, walkways, stairways and entryways.
  - b. Street side yard: Minimum ten feet, or the required bufferyard width pursuant to division 6 of this article, whichever is less.
  - c. Interior side yard: Minimum five feet.
  - d. Rear yard: Minimum ten feet.
  - e. Rear yard on shoreline: See article VII, division 2 of this chapter.
- (5) Floor area: Maximum floor area for principal structures: 0.35 FAR.
- (6) Density: Up to six dwelling units per acre, or up to 12 dwelling units per acre with TDRs or up to 15 deed restricted affordable housing dwelling units per acre; however, on commercially developed parcels of land, the density requirements for affordable housing provided herein shall not exceed 15 deed restricted affordable housing dwelling units per acre, regardless of any nonresidential floor area or FAR, or market rate residential dwelling units.
- (7) Open space: See article VII, division 4 of this chapter.
- (8) Landscape requirements: See division 6 of this article.
- (9) Parking requirements: See division 7 of this article.
- (10) Maximum principal building size: The maximum nonresidential floor area for a principal structure shall be 10,000 square feet or the maximum intensity (floor area ratio) allowable pursuant to this section, whichever is less.

(Ord. No. 02-22, § 1(5.1.12), 1-31-2002; Ord. No. 02-29, § 7, 11-21-2002; Ord. No. 05-13, § 1, 7-28-2005; Ord. No. 06-25, § 1, 12-14-2006; Ord. No. 07-10, § 1, 5-10-2007; Ord. No. 09-01, § 6, 1-22-2009; Ord. No. 09-03, § 2, 3-12-2009; Ord. No. 10-01, § 3, 1-14-2010)

HISTORY

Amended by Ord. [15-07](#) § 3 on 5/28/2015

Amended by Ord. [15-13](#) § 2 on 8/20/2015

Amended by Ord. [16-09](#) § 3 on 4/28/2016

Amended by Ord. [17-10](#) § 2 on 8/24/2017

Amended by Ord. [19-07](#) § 2 on 4/4/2019

Amended by Ord. [19-20](#) § 2 on 9/29/2019

Amended by Ord. [22-01](#) on 5/12/2022

# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

### 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 00403640-000000  
Account# 1495956  
Property ID 1495956  
Millage Group 50VI  
Location 82929 OVERSEAS Hwy, UPPER MATECUMBE KEY  
Address  
Legal BK 1 LT 14 OCEAN VIEW PB1-193 UPPER MATECUMBE OR425-866/867 OR472-735/736 OR727-484 OR732-374 UNRECORDED D/C ON FILE OR928-15/17  
Description CASE#84-365-CP-23 OR1040-2477 OR1127-654  
(Note: Not to be used on legal documents.)  
Neighborhood 4450  
Property Class MULTI-FAMILY 5 UNITS (0805)  
Subdivision OCEAN VIEW  
Sec/Twp/Rng 28/63/37  
Affordable No  
Housing



### Owner

PO Box 451  
Islamorada FL 33036

PO Box 451  
Islamorada FL 33036

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$239,748	\$241,765	\$245,939	\$181,722
+ Market Misc Value	\$5,059	\$5,059	\$5,059	\$7,099
+ Market Land Value	\$190,369	\$190,369	\$158,194	\$131,381
= Just Market Value	\$435,176	\$437,193	\$409,192	\$320,202
= Total Assessed Value	\$426,188	\$387,444	\$352,222	\$320,202
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$435,176	\$437,193	\$409,192	\$320,202

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$190,369	\$239,748	\$5,059	\$435,176	\$426,188	\$0	\$435,176	\$0
2023	\$190,369	\$241,765	\$5,059	\$437,193	\$387,444	\$0	\$437,193	\$0
2022	\$158,194	\$245,939	\$5,059	\$409,192	\$352,222	\$0	\$409,192	\$0
2021	\$131,381	\$181,722	\$7,099	\$320,202	\$320,202	\$0	\$320,202	\$0
2020	\$131,381	\$185,218	\$7,099	\$323,698	\$323,698	\$0	\$323,698	\$0
2019	\$130,463	\$193,717	\$7,147	\$331,327	\$331,327	\$0	\$331,327	\$0
2018	\$123,375	\$196,719	\$6,814	\$326,908	\$326,908	\$0	\$326,908	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES HWY (080H)	7,500.00	Square Foot	50	150



## Buildings

Building ID	21741	Exterior Walls	C.B.S. with 2% WD FRAME
Style	MANUFACTURED HOME	Year Built	1963
Building Type	M.F. - R2 / R2	EffectiveYearBuilt	1980
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	1896	Roof Type	FLAT OR SHED
Finished Sq Ft	1362	Roof Coverage	ASPHALT SHINGL
Stories	2 Floor	Flooring Type	CERM/CLAY TILE
Condition	POOR	Heating Type	FCD/AIR NON-DC with 0% NONE
Perimeter	252	Bedrooms	4
Functional Obs	0	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	43	Grade	500
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
EPB	ENCL PORCH BLK	160	0	52
FLA	FLOOR LIV AREA	1,362	1,362	236
OUF	OP PRCH FIN UL	168	0	52
PTO	PATIO	60	0	33
PUF	SC PRCH FIN UL	50	0	30
SBF	UTIL FIN BLK	96	0	56
TOTAL		1,896	1,362	459

Building ID	21742	Exterior Walls	METAL/ALUM	
Style		Year Built	1980	
Building Type	S.F.R. - M1 / M1	EffectiveYearBuilt	1980	
Building Name		Foundation	CONC BLOCK	
Gross Sq Ft	448	Roof Type	FLAT OR SHED	
Finished Sq Ft	448	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type		
Condition	POOR	Heating Type	NONE with 0% NONE	
Perimeter	92	Bedrooms	1	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	73.1	Grade	250	
Interior Walls	DRYWALL	Number of Fire PI	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	448	448	0
TOTAL		448	448	0

Building ID	21743	Exterior Walls	METAL/ALUM	
Style		Year Built	1980	
Building Type	S.F.R. - M1 / M1	EffectiveYearBuilt	1980	
Building Name		Foundation	CONC BLOCK	
Gross Sq Ft	448	Roof Type	FLAT OR SHED	
Finished Sq Ft	448	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type		
Condition	POOR	Heating Type	NONE with 0% NONE	
Perimeter	92	Bedrooms	1	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	73.1	Grade	250	
Interior Walls	DRYWALL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	448	448	0
TOTAL		448	448	0

Building ID	21744	Exterior Walls	METAL/ALUM	
Style		Year Built	1978	
Building Type	S.F.R. - M1 / M1	EffectiveYearBuilt	1978	
Building Name		Foundation	CONC BLOCK	
Gross Sq Ft	456	Roof Type	FLAT OR SHED	
Finished Sq Ft	456	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type		
Condition	POOR	Heating Type	NONE with 0% NONE	
Perimeter	100	Bedrooms	1	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	76.5	Grade	250	
Interior Walls	DRYWALL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	456	456	0
TOTAL		456	456	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1977	1978	12 x 38	1	456 SF	1
CONC PATIO	1990	2010	0 x 0	1	318 SF	1
ASPHALT PAVING	1995	2010	0 x 0	1	340 SF	2
FENCES	2000	2010	3 x 28	1	84 SF	2
WALL AIR COND	1998	2010	0 x 0	1	9 UT	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/1/1988	\$150,000	Warranty Deed		1040	2477	M - Unqualified	Improved		

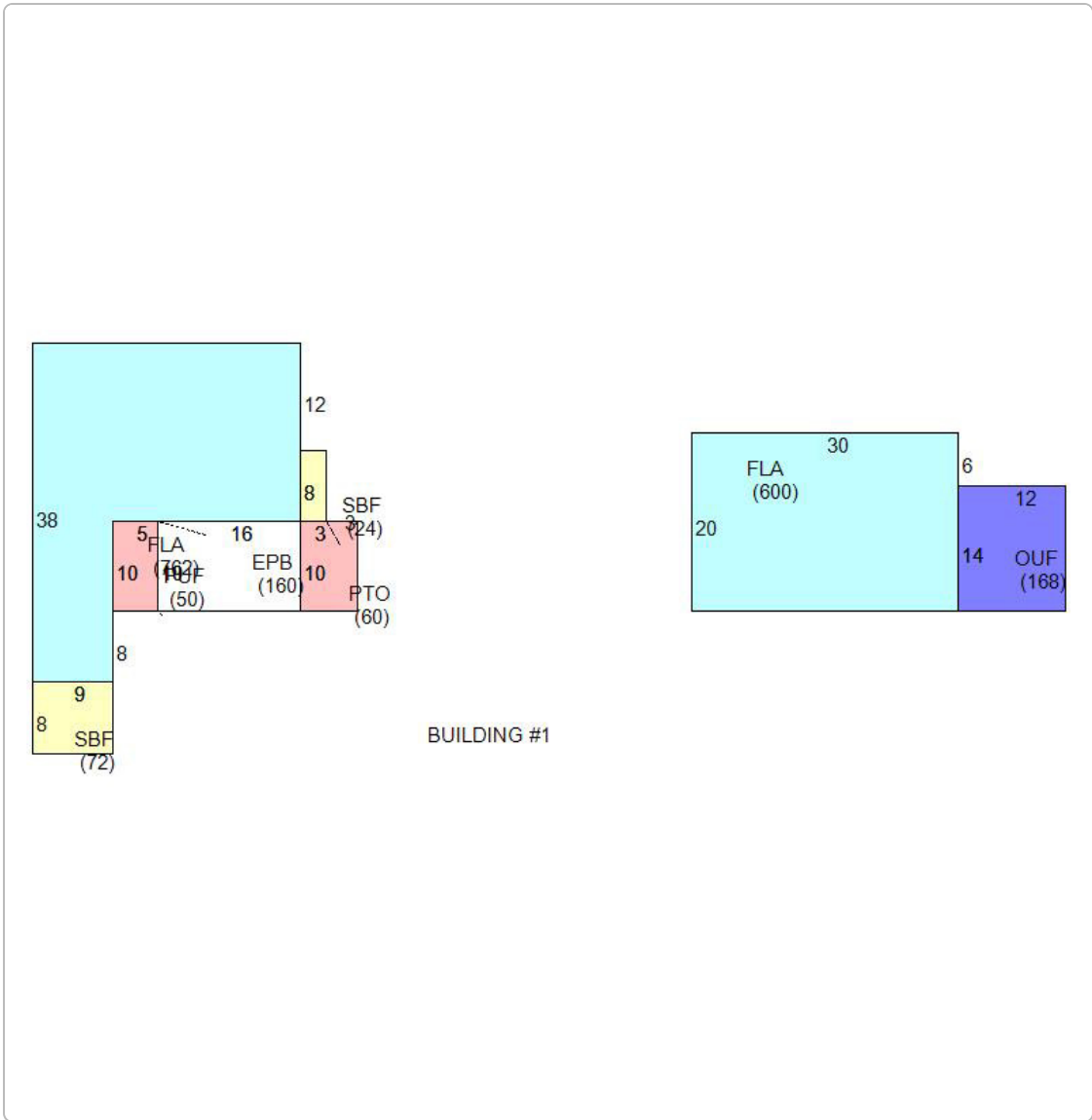
Permits

Number	Date Issued	Status	Amount	Permit Type	Notes
PRBLD202300817	09/18/2023	Active	\$400	Residential	DEMO 3 RV ELECTRIC HOOK-UP POLES, REMOVE WATER & ELECTRIC FROM SITES, CAPPING OFF THE WASTEWATER BACK AT THE MAILIN LINE OF THE RV SPOTS
200800387	04/14/2008	Completed	\$1		INTERIOR RENOVATIONS

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





# Monroe County, FL

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

### Summary

Parcel ID 00403630-000000  
Account# 1495948  
Property ID 1495948  
Millage Group 50VI  
Location 82925 OVERSEAS Hwy, UPPER MATECUMBE KEY  
Address  
Legal Description BK 1 LT 13 OCEAN VIEW PB1-193 UPPER MATECUMBE OR425-866/867 OR472-735/736 OR727-484 OR732-374 OR928-15/17 CASE84-365-CP-23 OR1040-2477 OR1127-654  
(Note: Not to be used on legal documents.)  
Neighborhood 4450  
Property Class MULTI-FAMILY TRIPLEX (0803)  
Subdivision OCEAN VIEW  
Sec/Twp/Rng 28/63/37  
Affordable No  
Housing



### Owner

PO Box 451  
Islamorada FL 33036

PO Box 451  
Islamorada FL 33036

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$95,955	\$86,461	\$87,479	\$67,822
+ Market Misc Value	\$0	\$0	\$0	\$0
+ Market Land Value	\$190,369	\$190,369	\$158,194	\$131,381
= Just Market Value	\$286,324	\$276,830	\$245,673	\$199,203
= Total Assessed Value	\$265,139	\$241,035	\$219,123	\$199,203
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$286,324	\$276,830	\$245,673	\$199,203

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$190,369	\$95,955	\$0	\$286,324	\$265,139	\$0	\$286,324	\$0
2023	\$190,369	\$86,461	\$0	\$276,830	\$241,035	\$0	\$276,830	\$0
2022	\$158,194	\$87,479	\$0	\$245,673	\$219,123	\$0	\$245,673	\$0
2021	\$131,381	\$67,822	\$0	\$199,203	\$199,203	\$0	\$199,203	\$0
2020	\$131,381	\$69,068	\$0	\$200,449	\$200,449	\$0	\$200,449	\$0
2019	\$130,463	\$69,846	\$0	\$200,309	\$200,309	\$0	\$200,309	\$0
2018	\$123,375	\$70,211	\$0	\$193,586	\$193,586	\$0	\$193,586	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES HWY (080H)	7,500.00	Square Foot	50	150

Buildings

Building ID	21738	Exterior Walls	METAL/ALUM	
Style	MANUFACTURED HOME	Year Built	1978	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1998	
Building Name		Foundation	CONC BLOCK	
Gross Sq Ft	304	Roof Type	FLAT OR SHED	
Finished Sq Ft	304	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type	CERM/CLAY TILE	
Condition	POOR	Heating Type	FCD/AIR DUCTED with 0% NONE	
Perimeter	92	Bedrooms	1	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	33	Grade	350	
Interior Walls	DRYWALL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	304	304	0
TOTAL		304	304	0

Building ID	21739	Exterior Walls	METAL/ALUM	
Style		Year Built	1983	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1983	
Building Name		Foundation	CONC BLOCK	
Gross Sq Ft	384	Roof Type	FLAT OR SHED	
Finished Sq Ft	384	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type	SFT/HD WD	
Condition	POOR	Heating Type	NONE with 0% NONE	
Perimeter	88	Bedrooms	1	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	41	Grade	350	
Interior Walls	MASONRY/MIN	Number of Fire PI	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	384	384	0
TOTAL		384	384	0

Building ID	21740	Exterior Walls	METAL/ALUM	
Style		Year Built	1960	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1960	
Building Name		Foundation	CONC BLOCK	
Gross Sq Ft	468	Roof Type	FLAT OR SHED	
Finished Sq Ft	468	Roof Coverage	METAL	
Stories	1 Floor	Flooring Type	SFT/HD WD	
Condition	POOR	Heating Type	NONE with 0% NONE	
Perimeter	102	Bedrooms	1	
Functional Obs	0	Full Bathrooms	1	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	58	Grade	350	
Interior Walls	MASONRY/MIN	Number of Fire PI	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	468	468	0
TOTAL		468	468	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/1/1988	\$1	Warranty Deed		1040	2477	M - Unqualified	Improved		

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Sketches (click to enlarge)

Map



TRIM Notice

2024 TRIM Notice (PDF)

No data available for the following modules: Yard Items, Permits.

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# Monroe County, FL

## \*\*PROPERTY RECORD CARD\*\*

### Disclaimer

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

### Summary

Parcel ID 00403650-000000  
Account# 1495964  
Property ID 1495964  
Millage Group 50VI  
Location Address 82935 OVERSEAS Hwy, UPPER MATECUMBE KEY  
Legal Description BK 1 LT 15 OCEAN VIEW PB1-193 UPPER MATECUMBE OR591-34 OR1556-1807D/C OR1576-662  
(Note: Not to be used on legal documents.)  
Neighborhood 10024  
Property Class STORE COMBO (1200)  
Subdivision OCEAN VIEW  
Sec/Twp/Rng 28/63/37  
Affordable No  
Housing



### Owner

PO Box 451  
Islamorada FL 33036

PO Box 451  
Islamorada FL 33036

### Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$220,981	\$216,245	\$216,245	\$216,245
+ Market Misc Value	\$9,695	\$9,695	\$9,695	\$9,695
+ Market Land Value	\$325,238	\$325,238	\$325,238	\$325,238
= Just Market Value	\$555,914	\$551,178	\$551,178	\$551,178
= Total Assessed Value	\$555,914	\$534,534	\$485,940	\$441,764
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$555,914	\$551,178	\$551,178	\$551,178

### Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$325,238	\$220,981	\$9,695	\$555,914	\$555,914	\$0	\$555,914	\$0
2023	\$325,238	\$216,245	\$9,695	\$551,178	\$534,534	\$0	\$551,178	\$0
2022	\$325,238	\$216,245	\$9,695	\$551,178	\$485,940	\$0	\$551,178	\$0
2021	\$325,238	\$216,245	\$9,695	\$551,178	\$441,764	\$0	\$551,178	\$0
2020	\$325,238	\$243,276	\$9,695	\$578,209	\$401,604	\$0	\$578,209	\$0
2019	\$278,775	\$194,621	\$9,695	\$483,091	\$365,095	\$0	\$483,091	\$0
2018	\$215,625	\$180,377	\$8,855	\$404,857	\$331,905	\$0	\$404,857	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

### Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	7,500.00	Square Foot	50	150

Buildings

Building ID	43015	Exterior Walls	C.B.S.	
Style		Year Built	1975	
Building Type	APTS-D / 03D	EffectiveYearBuilt	1975	
Building Name		Foundation		
Gross Sq Ft	5610	Roof Type		
Finished Sq Ft	3312	Roof Coverage		
Stories	2 Floor	Flooring Type		
Condition	FAIR	Heating Type		
Perimeter	328	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	60	Grade	250	
Interior Walls		Number of Fire PI	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,312	3,312	0
OUF	OP PRCH FIN UL	498	0	0
PTO	PATIO	1,800	0	0
TOTAL		5,610	3,312	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1975	1976	6 x 400	1	2400 SF	2
ASPHALT PAVING	1975	1976	15 x 50	1	750 SF	2
CONC PATIO	1980	1981	0 x 0	1	1400 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
4/28/1999	\$70,000	Warranty Deed		1576	662	K - Unqualified	Improved		
2/1/1974	\$16,000	Conversion Code		591	34	Q - Qualified	Improved		

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)

Map



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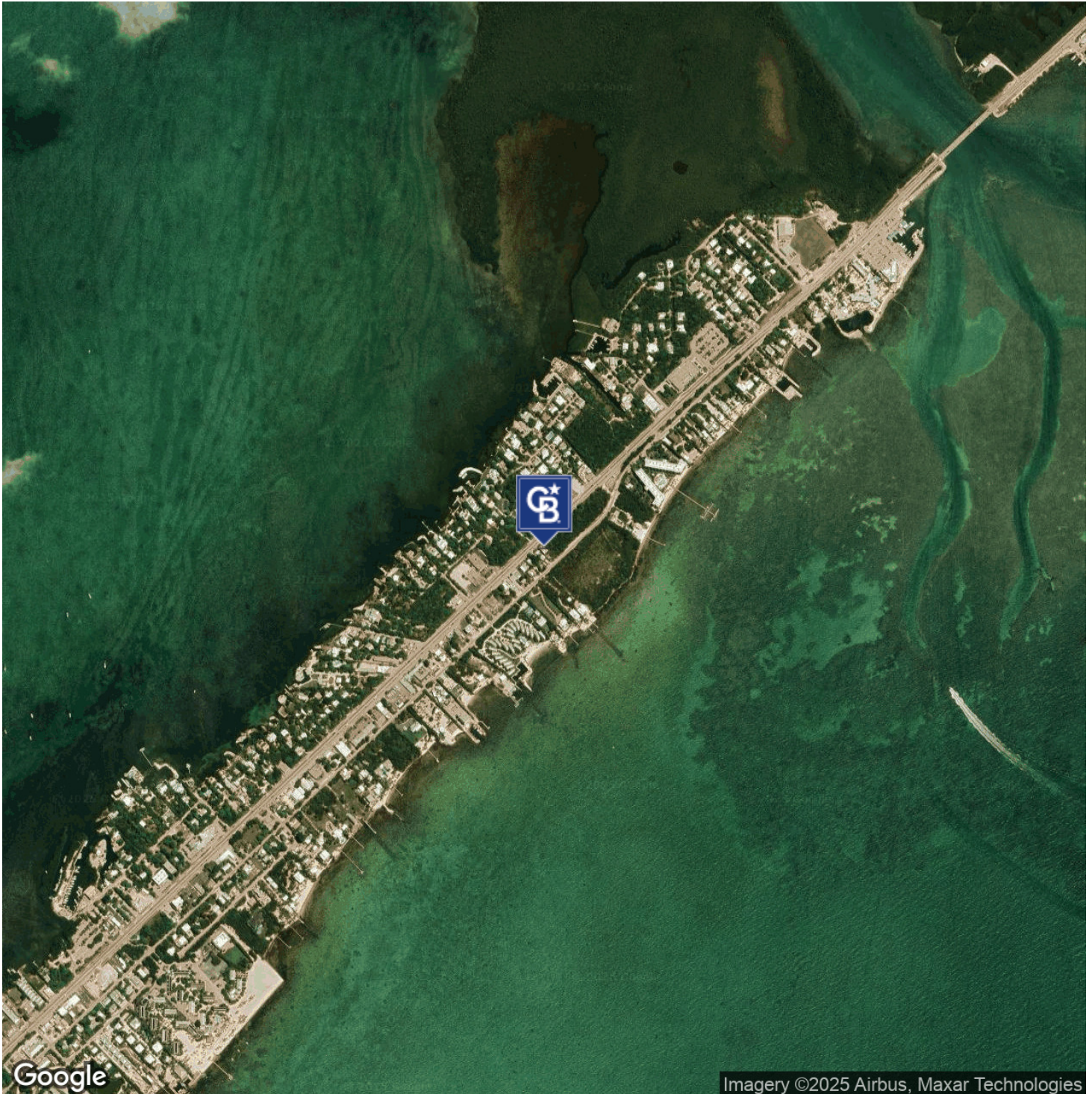
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# SALE

**82925 82829, 82935 OVERSEAS HWY**  
82925 82829, 82935 Overseas Hwy Islamorada, FL 33036



Elizabeth Jolin  
(305) 393-0994



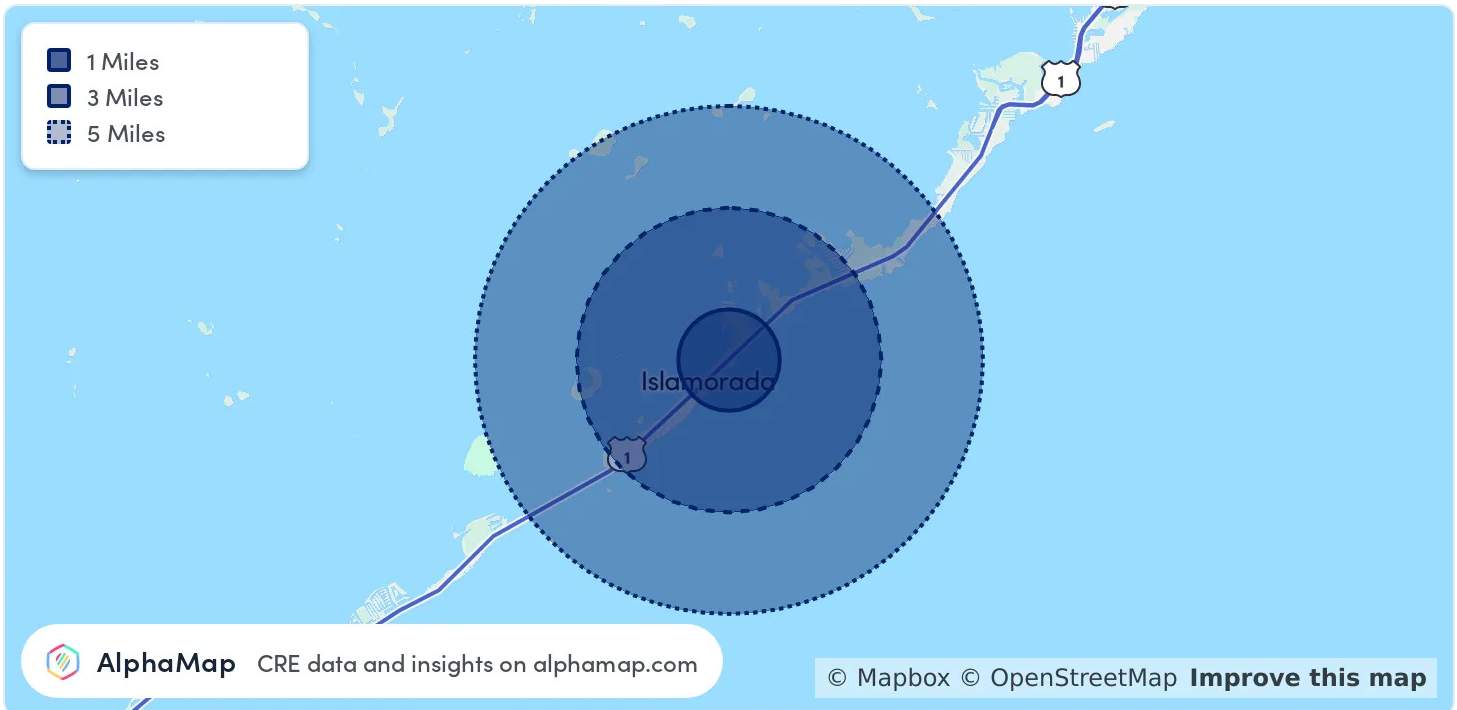
**COLDWELL BANKER**  
**COMMERCIAL**  
SCHMITT REAL  
ESTATE CO.



# DEMOGRAPHICS

82925 82829, 82935 OVERSEAS HWY

82925 82829, 82935 Overseas Hwy Islamorada, FL 33036



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	538	1,432	2,609
Average Age	52	50	51
Average Age (Male)	53	51	52
Average Age (Female)	50	49	51

## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	265	690	1,241
Persons per HH	2	2.1	2.1
Average HH Income	\$104,371	\$116,536	\$119,037
Average House Value	\$1,229,486	\$1,094,266	\$1,064,354
Per Capita Income	\$52,185	\$55,493	\$56,684

Map and demographics data derived from AlphaMap

# SALE

**82925 82829, 82935 OVERSEAS HWY**  
82925 82829, 82935 Overseas Hwy Islamorada, FL 33036



## ELIZABETH JOLIN

Realtor

[ejolin@elizabethjolin.com](mailto:ejolin@elizabethjolin.com)

Direct: (305) 393-0994 | Cell: (305) 393-0994

### PROFESSIONAL BACKGROUND

Captain Elizabeth Jolin - Advocate, Business Expert, and Community Leader

Captain Elizabeth Jolin's journey to the Florida Keys began over 25 years ago when she made the bold decision to trade in her business suits from Washington D.C. for a life on the water. In her first decade in the Keys, she found her passion for both the environment and local culture, chartering environmental and fishing tours that allowed her to connect people to the beauty and fragility of the area.

Elizabeth's deep love for the environment evolved into a dedicated advocacy role, where she became an active voice in both national and local environmental and political campaigns. Her dedication to preserving the unique ecosystems of the Keys has made her a respected figure in conservation circles.

Her knowledge of the Florida Keys is vast, and she excels at sharing this with others. Her ability to pair her environmental passion with a practical business approach has made her an invaluable asset to those looking to make informed real estate decisions.

Additionally, Elizabeth has solidified her reputation as a trusted leader in the community through her service as an elected official in the town of Islamorada. Her intimate understanding of land use and building regulations, combined with her sharp business acumen, positions her as a knowledgeable guide in any real estate transaction and an exceptional asset to anyone looking to navigate the complexities of the Florida Keys real estate market.

**Schmitt Real Estate Co.**  
85996 US Highway #1  
Islamorada, FL 33036  
305.664.4470

**Elizabeth Jolin**  
(305) 393-0994



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