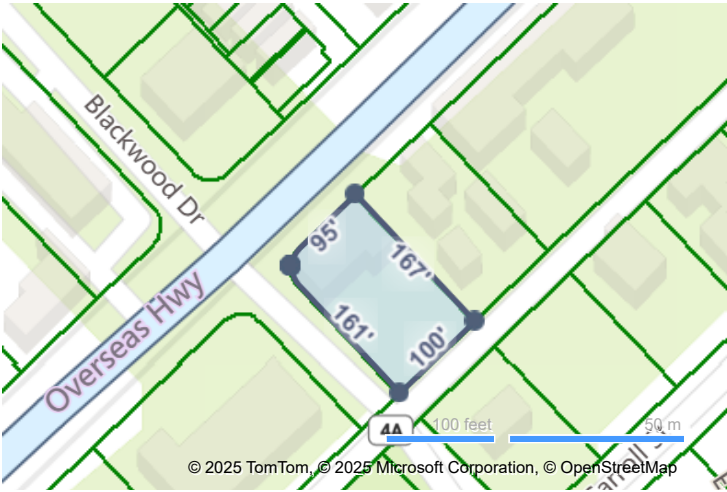




Greg Dully  
RE/MAX Commercial Team All Keys Real Estate  
305-900-4232  
GregDully@RemaxCommercialTeam.com  
Matthew 5:16

Monday, August 18, 2025



LOCATION

Property Address	81901 Overseas Hwy Islamorada, FL 33036-3647	
Subdivision	Strattons	
County	Monroe County, FL	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	00400070-000000
Alternate Parcel ID	1492370
Key	Upper Matecumbe Key
District/Ward	50Vi
2020 Census Trct/BLK	9709/3
Assessor Roll Year	2024

PROPERTY SUMMARY

Property Type	Commercial
Land Use	Restaurants & Cafeterias
Improvement Type	Restaurant / Cafetr/Patio Dining
Square Feet	4942

CURRENT OWNER

Name	Marvin Stanley R
Mailing Address	363 S Coconut Palm Blvd Tavernier, FL 33070-2250

SCHOOL ZONE INFORMATION

Plantation Key School	7.7 mi
Primary Middle: Pre K to 8	Distance
Coral Shores High School	7.9 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 07/25/2025

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/31/2011	\$100	Marvin Stanley R & Marvin D Jeanne	Stone Crab Islamorada LLC	Warranty Deed		2541/1829 1857947
8/28/2008	\$1,000,000	Stone Crab Islamorada LLC	Mangrove Mannys LLC	Warranty Deed		2378/1634 1710360
6/14/2007	\$1,200,000			Warranty Deed		2302/935
5/29/2007	\$100,000			Certificate Of Title		2297/830
5/2/2005	\$1,300,000			Warranty Deed		2112/1147
10/1/1991	\$262,000			Warranty Deed		1188/950
12/1/1988	\$220,000			Warranty Deed		1075/975
5/1/1978	\$129,000					776/430

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2024	Assessment Year	2024
Appraised Land	\$615,416	Assessed Land	\$615,416
Appraised Improvements	\$513,942	Assessed Improvements	\$513,942
Total Tax Appraisal	\$1,129,358	Total Assessment	\$1,129,358
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2024			\$11,666.99
2023			\$11,982.52
2022			\$12,086.79
2021			\$12,299.68
2020			\$11,729.61
2019			\$11,126.05
2018			\$8,547.20
2017			\$7,274.40
2016			\$8,934.31
2015			\$8,410.70
2014			\$8,137.10
2013			\$6,804.84
2012			\$5,992.91

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
07/25/2007	\$300,000	Mangrove Mannys LLC	Robert N Thompson	2338/607 1676044

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1						
Type	Restaurant / Cafetr/Patio Dining	Condition	Average		Units	
Year Built	1947	Effective Year	1995		Stories	2
BRs		Baths	F	H	Rooms	
Total Sq. Ft.		4,942				
Building Square Feet (Living Space)			Building Square Feet (Other)			
Floor Living Area 4942			Utility Building Finished 117			
			Open Porch Custom Finished 153			

- CONSTRUCTION

Quality	300 / Range 50-810(Best)	Roof Framing
Shape		Roof Cover Deck
Partitions		Cabinet Millwork
Common Wall		Floor Finish
Foundation		Interior Finish
Floor System		Air Conditioning
Exterior Wall	Custom With 23 Per. C.B.S.	Heat Type
Structural Framing		Bathroom Tile
Fireplace		Plumbing Fixtures

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Asphalt Paving	15X50	1991	
Conc Patio	15X25	1991	
Fences	55X6	1991	
Fences	17X6	2000	
Ch Link Fence	48X6	2000	

PERMITS

PROPERTY CHARACTERISTICS: LOT

Land Use	Restaurants & Cafeterias	Lot Dimensions	
Block/Lot	/1	Lot Square Feet	16,746
Latitude/Longitude	24.919005°/-80.633652°	Acreage	0.38

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	Special School District 1
Zoning Code	Special School District 2
Owner Type	

LEGAL DESCRIPTION

Subdivision	Strattons	Plat Book/Page	0002/0038
Block/Lot	/1	District/Ward	50Vi
Description	Lt 1 Sqr 8 Strattons Subd Pb 2-38 Upper Matecumbe G24-94 G36-381 Or420-867 Or727-468 Or760-107 Or776-430 Or953-356/57 Or957-1108C/T Or1019-1954/57Ord Or1075-975 Or1188-950/51 Or2112-1147 Or2112-1148/49 Or2297-830C/T Or2302-935 Or2347-255Q/C Or2378-1634 Or 2541-1829/30 Or2686-1408 (Res No.14-05-30)		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
0.2 PCT	Moderate		An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100- year flooding.	12087C0992K	02/18/2005
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	12087C0992K	02/18/2005

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