

Client Detail with Addl Pics Report

Listings as of 2015/11 at 10:15am

Active-Short Sale **11/16/15** Listing # **113283** 22998 2nd Ave Ocean, FL 33040-4902 Listing Price: \$725,000

	Property Type Key/Island	Parcel/lot Canal Key	Prop Subtype(s) Subdivision	Single Family Cul-de-sac	Waterfront Yes
	Home 3 (3-0)	Year Built 1997	Appl By Package FLA	2007 Tax Florida \$100.75	
	Other(FIN) Year Built	Alt Key # 9	Price/Sq Ft (approx) Lot Sq Ft (approx)	16825 (Tax Roll) 6,388	
	DOM 9				



Marketing Remark: No house across canal, great view through canal. Great fishing access. There are three sets of docks plus one wall on the property. Large house, big lot. This is a potential short sale. Buyer pays 1.5% of purchase price to short sale agent.

Unlisted Represent	No	Representation	Single/Transaction
As is w/light to the Area	Yes	Mile Marker	17.0
Side	Canal Side	Neighborhood	Outside of Key West
Spa	No	Pool	No
Existing Spa/Hot Tub	None	Existing Pool	None
Fractional	No	Condo	No
1st Right of Refusal	No	HOA	No
Building Number	0020	Assoc Approval Req	No
ZONING	RS	Assn Building Number	0
Tax Exempt	Homestead	Deed Restriction	1/4-4-0-0-0
Tax Year	2015	Taxes(Sub To Change)	\$6873.00
New Trans Rental Lis	No	Tenant Occupied	No
Room Dimensions		Transient Rental Lis	No
Master Bathroom	8'6" Level, First Floor	Bedroom 2	8.50x7 Level, First Floor
Bedroom 1	14'x16 Level, First Floor	Bedroom 3	10'x10 Level, First Floor
Bedroom 3	14'x12 Level, First Floor	Bedroom 4	14'x12 Level
Kitchen	10'x12.00 Level, First Floor	Other Room 1	10'x11 Level, First Floor
Features		Waterfront	Yes
Waterfront Type	Canal	Canal	Yes
Waterfront Type	Canal	Decks, Overall	Yes
Deckage Type	High Speed, Available, Laundry/Utility, Walk-in Closet	High Speed, Available	Yes
Interior Features	Three Car, Off Street	Three Car, Off Street	Yes
Car Storage	Central A/C	Furnished	Partial
Cooling/Heat	Marble, Entry, Dishwasher, Refrigerator, Oven, Microwave	Utilities	On-site
Appliances	Shutters/Manual, Single Hung Windows, Sliding Glass Doors	Construction	On-site
Windows/Doors	Doors	Floor	Carpet
Pets	Pets Allowed	Title	Clear - Seller
Show	Call Listing Agent, Lock Box, Street Notice OK, Tenant Occupied		

Presented By:	Barbara A Anderson	Paradise Real Estate in Key West	
Primary:	305-896-8821	521 Simonton Street	
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Information has not been verified, is not guaranteed, and is subject to change.
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U.S. Patent 6,910,040

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
010C - RESIDENTIAL CANAL	0	0	16,825.00 SF

Building Summary

Number of Buildings: 1

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Number of Commercial Buildings: 0
 Total Living Area: 2,067
 Year Built: 1985

Building 1 Details

Building Type R1
 Effective Age 13
 Year Built 1985
 Functional Obs 0

Condition G
 Perimeter 248
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 14
 Grnd Floor Area 2,067

Inclusions: R1 includes 1 3-bath and 1 kitchen.

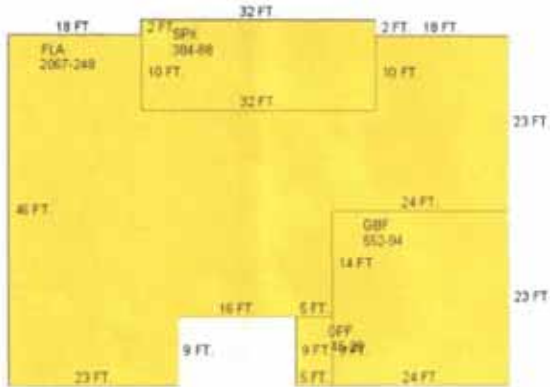
Roof Type GABLE/HIP
 Heat 1 NONE
 Heat Src 1 NONE

Roof Cover CONC/CLAY TILE
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONCR FTR
 Bedrooms 3

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	1	Garbage Disposal	0
4 Fix Bath	1	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	1
Extra Fix	1	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	S.C.B.S.	1	1985		Y	0.00	0.00	2,067
2	SPX		1	1985			0.00	0.00	384
3	GBF	S.C.B.S.	1	1985			0.00	0.00	552
4	OPF		1	1985			0.00	0.00	45

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	SW2 SEAWALL	534 SF	257	2	1984	1985	5	60
2	PT3 PATIO	480 SF	34	20	1989	1990	2	50
3	FN3 WROUGHT IRON	510 SF	170	3	2003	2004	1	60
4	PT3 PATIO	774 SF	-5	18	1889	1890	2	50
5	WD2 WOOD DECK	1,200 SF	18	75	1991	1992	3	40
6	WD2 WOOD DECK	600 SF	30	12	1991	1992	3	40
7	PT3 PATIO	135 SF	34	4	1991	1992	2	50
8	DK3 CONCRETE DOCK	282 SF	47	6	1991	1992	3	60
9	WD2 WOOD DECK	168 SF	8	21	1991	1992	2	40
10	PT3 PATIO	34 SF	6	3	1991	1992	5	50
11	DAV CONC DAVITS	1 UT	0	0	1991	1992	1	60
12	PT2 BRICK PATIO	395 SF	78	5	2004	2005	1	50
13	PT2 BRICK PATIO	2,070 SF	115	18	2004	2005	1	50
14	RW2 RETAINING WALL	81 SF	27	3	1992	2005	1	50
15	RW2 RETAINING WALL	120 SF	40	3	1992	2005	1	50

Appraiser Notes

2004/20 CHANGED ROOF COVER FROM 3 TO 6 FOR 2004 TAX ROLL: 039

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	02-4494	10/09/2002	08/20/2003	10,000	Residential	ROOF
	04100300	02/03/2004	07/26/2005	10,000	Residential	PAVING
	07102954	07/16/2007	11/26/2007	1,800	Residential	ELECTRIC-MISC
	08102724	09/03/2008		4,000	Residential	INSTALL BOAT LIFT

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
2010	287,261	74,475	227,715	589,451	589,451	0	589,451
2009	319,939	76,639	422,429	819,307	819,307	0	819,307
2008	297,101	79,023	489,243	862,367	862,367	0	862,367
2007	324,831	73,828	530,400	937,058	937,058	0	937,058
2006	512,601	69,844	370,190	952,595	952,595	0	952,595
2005	386,851	71,809	277,813	736,273	736,273	0	736,273

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List of Things that go with the house:

Hall: Long Glass Table

Kitchen: Stove/oven, Microwave, refrigerator Dishwasher,

Table and 6 Chairs, Two Wicker Shelving units, TV.

Living room: Couch, love seat, chair, 2end tables round table, lamps, TV.

1st Bedroom: White shelving unit, dresser, bed, TV.

2nd Bedroom: Bed, 2 dresser, mirror, Corner unit,

3rd Bedroom: bed, 2 dresser, mirror, white desk, 2 night stands

TV. Lamps

4th Bedroom: Bed 2 Dressers, Mirror, 2 nightstands, TV, Lamps

Porch: Double Bed, Round white table, 4 chairs, Long Chair,

Long White Glass Table, chairs, TV. 6 Green Chairs,

Garage: Washer, Dryer, Small freezer, Refrigerator.

Outside: 3 Lifts



NAME: _____
SELLER HAS HAS NOT OCCUPIED THE PROPERTY.
DATE SELLER PURCHASED PROPERTY? June 4 2007
IS THE PROPERTY CURRENTLY LEASED? NO YES TERMINATION DATE OF LEASE _____
DOES THE PROPERTY CURRENTLY HAVE HOMESTEAD EXEMPTION? NO YES YEAR _____

GENERAL INFORMATION ABOUT PROPERTY:
PROPERTY ADDRESS: 20914 2nd Ave W, Coquina Key, FL 33042
LEGAL DESCRIPTION: Lot 2 Block 28 Coquina Gardens Eighth addition

NOTICE TO BUYER AND SELLER:
In Florida, a Seller is obligated to disclose to a Buyer all known facts that materially affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with the disclosure requirements under Florida law and to assist the Buyer in evaluating the property being considered. This disclosure statement concerns the condition of the real property located at above address. It is not a warranty of any kind by the Seller or any Licensee in this transaction. It is not a substitute for any inspections or warranties the parties may wish to obtain. It is based only upon Seller's knowledge of the property condition. This disclosure is not intended to be a part of any contract for sale and purchase. All parties may refer to this information when they evaluate, market, or present Seller's property to prospective Buyers. The following representations are made by the Seller(s) and are not the representations of any real estate licensees.

1. CLAIMS & ASSESSMENTS

a. Are you aware of existing, pending, or proposed legal actions, claims, special assessments, municipal service taxing or benefit unit charges or unpaid assessments (including homeowners' association maintenance fees or proposed increases in assessments and/or maintenance fees) affecting the property? NO YES If yes, explain: _____

b. Have any local, state, or federal authorities notified you that repairs, alterations or corrections of the property are required? NO YES If yes, explain: _____

2. DEED/HOMEOWNERS' ASSOCIATION RESTRICTIONS

Are You Aware:

a. of any deed or homeowner restrictions? NO YES *OPTIONAL TO BELONG 100% YR.*

b. of any proposed changes to any of the restrictions? NO YES

c. of any resale restrictions? NO YES

d. of any restrictions on leasing the property? NO YES

e. If any answer to questions 2a-2e is yes, please explain: must be no less than 29 Days.

f. Are access roads private public ? If private, describe the terms and conditions of the maintenance agreement: _____

g. If there is a homeowner association, is membership mandatory? NO YES and are fees charged by the homeowner association? NO YES If yes, explain: 100.00 per yr.

3. PROPERTY-RELATED ITEMS

Are You Aware:

a. if you have ever had the property surveyed? NO YES Date: _____

b. if the property was surveyed, did you receive an elevation certificate? NO YES Date: 4-19-07

c. of any walls, driveways, fences or other features shared in common with adjoining landowners or any encroachments, boundary line disputes, setback violations, or easements affecting the property? NO YES

d. of any portion of the property that is fenced? NO YES

If any answer to questions 3a-3d is yes, please explain: _____

Buyer () and Seller (Blair) acknowledge receipt of a copy of this page, which is Page 1 of 5 Pages.

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4. THE LAND:

Are You Aware:

- a. of any past or present settling, soil movement, or sinkhole problems on the property or on adjacent properties? NO YES
- i. of any sinkhole insurance claim that has been made on subject property? NO YES
- ii. if claim made, was claim paid? NO YES
- iii. was the full amount of the insurance proceeds used to repair the sinkhole damage? NO YES
- b. of any past or present drainage or flood problems affecting the property or adjacent properties? NO YES
- c. of any past or present problems with driveways, walkways, patios, seawalls, or retaining walls on the property or adjacent properties due to drainage, flooding, or soil movements? NO YES

If any answer to questions 4a-4c is yes, please explain:

5. ENVIRONMENT:

Was the property built before 1978? NO YES

Are You Aware:

- a. of any substances, materials, or products which may be an environmental hazard, such as, but not limited to, asbestos, urea formaldehyde, radon gas, mold, lead-based paint, Chinese/defective drywall, fuel, propane or chemical storage tanks (active or abandoned), or contaminated soil or water on the property? NO YES If yes, explain: _____

i. of any damage to the structures located on the property due to any of the substances, materials or products listed in subsection (a) above? NO YES If yes, explain: _____

ii. of any corrosion to air conditioner or refrigerator coils, copper tubing, electrical wiring, computer wiring or other household items that have been damaged by sulfur or methane gas emitted from Chinese/defective drywall? NO YES If yes, explain: _____

iii. of any clean up, repairs, or remediation of the property due to any of the substances, materials or products listed in subsection (a) above? NO YES If yes, explain: _____

b. of any condition or proposed change in the vicinity of the property that does or will materially affect the value of the property, such as, but not limited to, proposed development or proposed roadways? NO YES

c. of wetlands, mangroves, archeological sites, or other environmentally sensitive areas located on the property? NO YES

If any answer to questions 5a-5c is yes, please explain: _____

6. ZONING:

Are You Aware:

- a. of the zoning classification of the property? NO YES If yes, identify the zoning classification Res
- b. of any zoning violations or nonconforming uses? NO YES
- c. if the property is zoned for its current use? NO YES
- d. of any zoning restrictions affecting additions, improvements or replacement of the property? NO YES
- e. if there are any zoning, land use or administrative regulations which are in conflict with the existing or intended use of the property? NO YES

f. of any restrictions other than association and flood area requirements affecting improvements or replacement of the property? NO YES

If any answer to questions 6a-6f is yes, please explain: _____

7. FLOODS:

Are You Aware:

- a. if any portion of the property is in a special flood hazard area? NO YES
- b. does the property require flood insurance? NO YES
- c. whether any improvements including additions, are located below the base flood elevation? NO YES
- d. whether such improvements have been constructed in violation of applicable local flood guidelines? NO YES
- e. if any portion of the property is seaward of the coastal construction control line? NO YES

If any answer to questions 7a-7e is yes, please explain:

E. I do not know if it is to the seaward of the coastal construction control line. I have flood insurance. I do not know if it is to the seaward of the coastal construction control line.

8. TERMITES, DRY ROT, PESTS, WOOD DESTROYING ORGANISMS:

a. Do you have any knowledge of termites, dry rot, pests or wood destroying organisms on or affecting any improvements located on the property or any structural damage to the property by them? NO YES If yes, explain: _____

b. Have you ever had the property inspected for termites, dry rot, pest or wood destroying organism? NO YES Date of inspection: _____ If so, what was the outcome of the inspection? _____

c. Has the property been treated for termites, dry rot, pest or wood destroying organisms? NO YES Date and type of treatment: Within the last 12 months

Company name: Sam Bugman
You do get SUDAS from time to time for home

9. STRUCTURE-RELATED ITEMS:

Are You Aware:

a. of any structural damage which may have resulted from events including, but not limited to, fire, wind, flood, hail, landslide, or blasting, and which materially affect the value of the property? NO YES

b. of any structural condition or, in the case of a homeowner association, any condition in the common elements that materially affects the value of the property? NO YES

c. of any improvements or additions to the property, whether by you or by others, that have been constructed in violation of building codes or without necessary permits? NO YES

d. of any active permits on the property which have not been closed by a final inspection? NO YES

If any answer to questions 9a-9d is yes, please explain: Is not lift on east side of home was not framed for cleanup look up

10. ROOF-RELATED ITEMS:

Are You Aware:

a. of any roof or overhang defects? NO YES

b. if the roof has leaked since you owned the property? NO YES

c. if anything was done to correct the leaks? NO YES

d. if the roof has been replaced? NO YES If yes, when: _____

e. if there is a warranty on the roof? NO YES If yes, is it transferable? NO YES

f. if the roof been inspected within the last twelve months? NO YES

If any answer to questions 10a-10f is yes, please explain:

A insulation needs to be pulled away from vents

Buyer _____ and Seller [Signature] acknowledge receipt of a copy of this page, which is Page 2 of 5 Pages.

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11. PLUMBING-RELATED ITEMS:

- a. What is your drinking water source? Public Private Well Other Source . If your drinking water is from a well or other source, when was your water last checked for safety and what was the result of the test? _____
- b. Do you have a water conditioning system? NO YES If yes, type: _____ Owned Leased
What is the balance owed on the system? \$ _____
- c. Do you have a sewer or septic system? If septic system describe the location of each system: Do not know where it is
- d. Are you aware of any septic tanks or wells on the property which are not currently being used?
NO YES If yes, explain: _____
- e. Are you aware of any plumbing leaks since you have owned the property? NO YES If yes, explain: _____
- f. Are you aware of any conditions that materially affect the value of the property relating to the septic tank/drain field, sewer lines, or any other plumbing related items? NO YES If yes, explain: _____

12. POOLS/HOT TUBS/SPAS:

- a. Does the property have a swimming pool? NO YES Hot tub? NO YES Spa? NO YES
b. If you answered yes to any part of 12a, was the certificate of completion received after Oct. 1, 2000 for the pool? NO YES For the spa? NO YES For the hot tub? NO YES
- c. Check the pool safety features (as defined by Section 515.27, Florida Statutes) your swimming pool, hot tub or spa has: Enclosure that meets the pool barrier requirements Approved safety pool cover
Required door and window exit alarms Required door locks none
- d. Are you aware of any conditions regarding these items that materially affect the value of the property?
NO YES If yes, explain: _____

13. MAJOR APPLIANCES:

- Indicate existing equipment:
Range Oven Microwave Dishwasher Garbage Disposal Trash Compactor Refrigerator
Freezer Washer Dryer
- Are any of these appliances leased? NO YES Are any of these gas appliances? NO YES
Is the water heater: owned leased ; Is the water heater: electric gas
- Are you aware of any problems with these appliances, including whether any of the appliances have leaked or overflowed, since you have owned the property? NO YES If yes, explain: _____

14. ELECTRICAL SYSTEM:

- Are You Aware:
- a. of any damaged or malfunctioning switches, receptacles, or wiring? NO YES
- b. of any conditions that materially affect the value or operating capacity of the electrical system? NO YES
- If answers to questions 14a or 14b is yes, please explain: _____

15. HEATING AND AIR CONDITIONING:

- Indicate existing equipment:
- Air conditioning:
Central Window/Wall Number of units: _____
- Solar Heating:
Owned Leased
- Wood-burning stove: NO YES
- Fireplace: NO YES Describe fireplace equipment: wood burning / didn't use
- Are you aware of any defects, malfunctioning or condensation problems regarding these items, since you have owned the property? NO YES If yes, explain: _____

16. OTHER EQUIPMENT:

- Indicate existing equipment:
Security System: NO YES Leased Owned Connected to Central Monitor Monthly Fee \$ _____
Smoke Detectors: NO YES Number of smoke detectors? _____
Lawn Sprinkler System: NO YES Sprinkler water source: _____ If well is source, is there an iron filter? NO YES Is there a timer? NO YES Is the timer automatic? NO YES
Garage door openers? NO YES Number of transmitters? _____ Humidistat? NO YES Humidifier? NO YES Electric air filters? NO YES Vent fans? NO YES
Paddle fans? NO YES Number of paddle fans? _____

17. OTHER MATTERS:

Is there anything else that materially affects the value of the property? NO YES
If yes, explain: Buyer should know that we only used the name for part and we did not live here but I told Buyer should satisfy him since with commission home sold AS IS

ACKNOWLEDGEMENT OF SELLER

The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete to the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to prospective buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five business days after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect in any way during the term of the pending purchase by the Buyer.

Seller: [Signature] / Bruce Fagan Date: 9-14-11
Sister: [Signature] / Lee Ann Fagan Date: 9-14-11

RECEIPT AND ACKNOWLEDGMENT OF BUYER

Seller is using this form to disclose Seller's knowledge of the condition of the real property and improvements located on the property as of the date signed by Seller. This disclosure form is not a warranty of any kind. The information contained in the disclosure is limited to information to which the seller has knowledge. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent professional inspection is encouraged and may be helpful to verify the condition of the property and to determine the cost of repairs, if any. Buyer understands these representations are not made by any real estate licensee.

Buyer hereby acknowledges having received a copy of this disclosure statement.

Buyer: _____ / _____ Date: _____
Buyer: _____ / _____ Date: _____

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