

Venture Out Expenses of Ownership



1. **Venture Out Condominium Fees- Venture Out Office: 305-745-3233 / Effective April 1, 2026, to March 31, 2027**

Quarterly Maintenance	\$820.92
Reserve for Replacement	\$739.31
Total	\$1560.13

2. **Property Taxes- Monroe County Property Appraiser's- Office: 305-292-3420**

Website: www.mcpafl.org

Mileage Rate Venture Out: 8.6420 (Tax year 2025)

The Monroe County Property Appraiser is responsible for identifying, locating, and fairly valuing all property, both real and personal, within the county for tax purposes. The market value of real property is based on the current real estate market. Finding the "market" value of your property means discovering the price most people would pay for your property. Determining a fair and equitable value is the only role of this office in the taxing process. The property appraiser does not create the value. People make the value by buying and selling real estate in the marketplace. The property appraiser has the legal responsibility to study those transactions and appraise your property accordingly.

A Computer Assisted Mass Appraisal (C.A.M.A.) system is used by experienced appraisers to ensure that fair values are set for all Monroe County property owners. Appraisers are also assisted by our Geographic Information System (GIS) which helps us to provide detailed and up-to-date property ownership maps for field appraisers. The GIS is frequently updated to reflect changes to the land in Monroe County. This information is also used to analyze property data and gives appraisers yet another tool for comparing similar properties.

3. **Non-ad-valorem assessments- Attached to the property tax bill**

A. Solid Waste Removal - \$577.11/Year

(includes recycle, garbage, tree trimming, appliances, metal, furniture)

B. Cudjoe Regional Sewer Assessment- \$302.53/Year (The 1st installment of 20 began in 2012)

The assessment of \$4500.00 was billed in 2012 and is transferable upon the sale of property. paid annually through 2032.

4. **Insurance-** The 3 types of insurance are wind, flood and homeowners. Please check with an insurance company for more information. **NOTE:** Premium's will vary depending on the age of the property. Note-For RV Lots a liability policy may be obtained.

IOA Insurance 305-434-7947 (Debbie Friis-Pettitt) Email: friis@ioausa.com

Hampson's Insurance 305-872-4788

Fuller's Insurance 305-294-6677

Proper Insurance (Renter's Insurance) 888-631-6680

5. **Bank's Financing-**

1. First State Bank, Joy Wilson, 305-289-4994, Joyw@keysbank.com

2. Centennial Bank, Mike Kiraly, 305-676-3019, email:

3. Salt Life Mortgage – Pat Camp, Banker, (423)-667-5651, email: pat@saltlifemortgage.com

6. **Utilities-** These costs are considered a variable expense and will vary upon usage.

Electric- Keys Energy Service- 305-295-1000/ www.keysenergy.com

Water- FL. Keys Aqueduct Authority (FKAA) 305-296-2454/ www.fkaa.com

AT&T: 1-800-827-7057/ www.att.com

Comcast: 1-800-266-2278

Propane- Suburban Propane: 305-296-2411

6. **Management Fee Waterfront Keys Realty, Inc.**

15% Commission Vacation Rentals

15% Commission Long Term Rentals