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For Immediate Release Wednesday, February 15, 2023

BREAKING: FEMA has notified the Town that the Tax Roll Value Letter from the Lee County Property Appraiser is invalid

Changes immediately effective in 50% rule calculation

Town of Fort Myers Beach, FL – The Town received a [letter from FEMA](#) on February 15, 2023, indicating that jurisdictions throughout Lee County can no longer use the Tax Roll Value Letter produced by the Lee County Property Appraiser's office. The Tax Roll Value Letter was produced in October 2022.

The Tax Roll Value Letter has been the basis upon which calculations of FEMA's 50% rule have been made by the Town in reviewing permit applications for property owners who are rebuilding after Hurricane Ian.

According to FEMA, "a wide disparity" was observed in how building value adjustments have been developed by the Lee County Property Appraiser's office. Because FEMA cannot determine if the values stated on the Tax Roll Value Letter are acceptable, the Town of Fort Myers Beach is required as of February 15, 2023, to use the "building cost value" on the LEEPA.org website. The building cost value is one of the two building valuation options for determining if a building has exceeded the substantial damage/substantial improvement 50% threshold (i.e. the 50% rule).

What this means for property owners is that building permit applications for properties reviewed on or after February 15, 2023, will be reviewed using the "2022 building cost value" from the Lee County Property Appraiser's website (LEEPA.org.) The building value found on the "Tax Roll Value Letter" that was produced by the Lee County Property Appraiser's Office in October 2022 will no longer be used.

For more information:

- 1) Building Services FAQ (question 57)
<https://www.fortmyersbeachfl.gov/Faq.aspx?TID=23>
- 2) 50% Rule page (question 5)
<https://www.fortmyersbeachfl.gov/1254/FEMAs-50-Rule>
- 3) FEMA letter February 15, 2023
https://www.fortmyersbeachfl.gov/DocumentCenter/View/20279/20230215-FtMyersBeach_JustValue_Notification-Letter

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To ask questions, contact:

- FEMA - Jamie Mascellino at james.mascellino@fema.dhs.gov or **(407) 716-9528**
- Lee County Property Appraiser’s Office - **(239) 533-6100**

Property owners have two available options for determining the 50% rule threshold amount:

Option 1) A private actual cash value (ACV) appraisal of the pre-damaged building value can be obtained by the property owner. This appraisal must show only the value of the building, not the land or other improvements or accessory structures (driveways, fences, sheds, etc.) Submit this appraisal with any building permit application for review.

Option 2) Use the values developed by the Lee County Property Assessor's office for property tax assessment purposes, adjusted to approximate market value. To find this value, first visit the Lee County Property Appraiser’s website (<http://www.leepa.org>). Type your property address into the Site Address line of the Quick Property Search area and hit “Search.”

Quick Property Search

Owner Name / Company Name (Last name first. Example: SMITH JOHN)

Site Address

Postal Code

Or

Parcel (STRAP) Number

Folio ID

or

Search Clear

Click on the “Parcel Details,” link:

Database Search

Property Information | Deed/Recording Information | Tangible Personal Property Information

Search by Address for '2525 Estero' found 1 match

STRAP / Folio ID	Owner	Site Address - / Property Description	Links
19-46-24-W3-00450 A000 10227570	TOWN OF FORT MYERS BEACH 2525 ESTERO BLVD FORT MYERS BEACH FL 33931	2523/2525 ESTERO BLVD FORT MYERS BEACH FL 33931 HILLS T.P.SUBD. PB 3 PG 84 BEG AT SIV. COR LOT 31 TH N	Parcel Details Tax Estimator View Comps 2022 TRIM Aerial Viewer Variance Report Change Address

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Modify Current Search New Search

On the next screen, click on the calendar icon in the center of the page:

Property Description
 Do not use for legal documents!

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Current Working Values
Tax Roll Value Letter

Attributes

Next, find the “Building Cost Value” in the “2022” column in the lower right corner of the screen:

LEE COUNTY PROPERTY APPRAISER GENERATED ON 2/15/2023 8:58 AM		BUILDING CHARACTERISTICS		BUILDING SUBAREA DETAIL				FOLIO ID: 10227570 STRAP: 19-46-24-W3-00450.A000														
Current Working Values		ELEMENT	CODE	TYPE / DESCRIPTION / VALUE	AREA TYPE	YEAR	GROSS PCT	ADJ	BASE AREA	CAP	COST	STRUCT INDEX	BASE RATE	EFF BASE RATE	EFF AREA	RCN	REMAINING WORTH	COST VALUE				
SITE ADDRESS 2523/2525 ESTERO BLVD TOWN OF FORT MYERS BEACH OWNER'S NAME OWNER'S ADDRESS 2525 ESTERO BLVD FORT MYERS BEACH FL 33931		BEDROOMS	0		BASE	1968	4.023	100	4.023		691,275	1.19	128.60	153.03	13,651	2,089,013	75%	1,566,759				
PROPERTY DESCRIPTION HILLS TR.SUBD. PB 3 PG 84 REG AT SW COR LOT 31 TH N		BATHROOMS	0		FINISHED GARPORT	1968	1.288	30	286		44,202	IMP TYPE 49 - Offices - Low Rise MODEL 5 - OFFICE/MEDICAL										
DOR CODE 89 - MUNICIPAL - OTHER		EXTERIOR WALL	17	CB STUCCO	FINISHED GARPORT	1968	28	30	8		918	FLOOR 1										
NBHD CODE 53-201.0 FM BCH / BONITA BCH		EXTERIOR WALL	0	NONE	FINISHED GARPORT	1968	30	30	9		1,033											
		ROOF STRUCTURE	9	RIGID FRAME W/BAR	FINISHED OPEN PORCH	1968	27	30	8		918											
		ROOF COVER	4	BUILD UP TAR AND G	FINISHED OPEN PORCH	1968	300	30	90		10,330											
		INTERIOR WALL	8	DEC WALL COVER	FINISHED UPPER STORY	1968	77	100	77		8,837											
		INTERIOR WALL	0	NONE	FINISHED UPPER STORY	1968	286	100	286		32,823											
		INTERIOR FLOOR	14	CARPET	FINISHED UPPER STORY	1968	3,229	100	3,229		370,600											
		INTERIOR FLOOR	0	NONE	FINISHED UPPER STORY	1968	142	100	142		16,298											
		HEATING FUEL	4	ELECTRIC	FINISHED UPPER STORY	1968	30	100	30		3,443											
		HEATING TYPE	4	FORCED AIR-DUCTED	FINISHED UPPER STORY	1968	28	100	28		3,214											
		AC TYPE	4	ROOF TOP	FINISHED UPPER STORY	1968	14	100	14		1,607											
		QUALITY	3.0000	AVERAGE	FINISHED UTILITY	1968	14	50	7		803	TOTALS 23,294 13,893 1,566,759										
		LVQU	0		FINISHED UTILITY	1968	42	50	21		2,410											
EXTRA FEATURES	LINE	CODE	DESCRIPTION	LENGTH	WIDTH	UNITS	UNIT PRICE	PCT COND	LIB	YEAR	AMN DCR	DEPR ADJ	CAP FLAG	COST								
	1	PVMT C	PAVEMENT - CONCRETE	0	0	1144.00	4.00	1.00	L	1968	1.00	0.60	-	2,746								
	2	ELEV P	ELEVATOR - PASSENGER	0	0	2.00	17,850.00	1.00	B	1976	2.00	0.60	-	21,420								
	3	WALL DC	WALL - DECORATIVE - C.B.S.	0	0	540.00	13.34	1.00	L	1968	2.00	0.60	-	4,322								
	4	BLK TOP	BLACK TOP - IMPROVED	0	0	33675.00	3.40	1.00	L	1983	2.00	0.60	-	68,697								
	5	SHED MT	SHED - METAL W/FLOOR	12.00	24.00	288.00	6.74	1.00	B	1999	2.00	0.60	-	1,168								
	6	ON LK 6	FENCE - CHAIN LINK - 4 FOOT	0	0	44.00	16.69	1.00	L	2009	5.00	0.60	-	446								
	7	PNC ALS	FENCE - ALUM/VINYL - 4 FEET	0	0	280.00	40.43	1.00	L	2014	2.00	0.84	-	9,509								
	8	SHED MT	SHED - METAL W/FLOOR	12.00	24.00	288.00	6.74	1.00	B	2018	2.00	0.92	-	1,786								
	TOTAL OF EXTRA FEATURE VALUES													110,091								
LINE	CODE	DESCRIPTION	ZONING	FRONT	DEPTH	DF	CF	TYPE	UNIT PRICE	UNITS	UT	TOTAL ADJ	CAP	EVAL NOTES								
1	2300	FINANCIAL	CB	0	0	1.00	1.00	0	40.00	69,291.00	SF	1.00	-	JF								
TOTAL OF LAND LINE VALUES													2,775,640									
BOOKING OR INSTRUMENT#													DATE		TYPE	DIV	V	SA	VALUE SUMMARY			
4481/2470													10/1/2004 08 08 1		446	100	000		Current Values 2022			
																			BUILDING COST VALUE 1,566,759 1,567,650			
																			BUILDING EXTRA FEATURES 24,371 24,371			
																			LAND VALUE 85,720 85,720			
																			COST APPROACH VALUE 2,775,640 2,775,640			
																			INCOME APPROACH VALUE * *			
																			SALES APPROACH VALUE 4,033,252 4,049,118			
																			MARKET VALUE 4,033,252 4,049,118			

According to the Town’s floodplain ordinance, this value can be adjusted upwards by 20%. Multiply the value by 1.2 to get the adjusted value. Divide this adjusted value by two to determine the “50% rule” threshold for the building.

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The Town of Fort Myers Beach, incorporated since 1995, is on Estero Island off the southwest Florida coast of the Gulf of Mexico. The beach stretches for seven miles and has sugar-white sand. Hurricane Ian caused widespread catastrophic damage to the Town on September 28, 2022, and the Town is in the midst of recovery from that historic storm.