



CONTACT:
Jennifer Dexter
Communications Coordinator
239-765-0202, ext. 1112
Jennifer.dexter@fmbgov.com

For Immediate Release *Wednesday, February 22, 2023*

FEMA reverses its stance and recognizes the Lee County Property Appraiser as the authority to assess real property values

Town of Fort Myers Beach, FL – On February 15, 2023, the Town received a letter from FEMA that called into question the basis on which building values were calculated by the Lee County Property Appraiser’s office to comply with FEMA’s 50% rule of property damage assessment.

Based on a [retraction letter](#) received by the Town of Fort Myers Beach from FEMA two days after the initial letter, on February 17, 2023, FEMA has recognized the Lee County property appraiser as the authority to assess real property values. The county property assessor’s office has been charged with deriving property valuations taking into consideration various factors. Accordingly, the Town will continue to use the “Tax Roll Value Letter” when it is an available option (generally available for single-family residential properties) on the [Leepa.org](#) website, or an independent appraisal of the pre-hurricane building market value submitted with a building permit application, to determine the pre-hurricane market value of buildings in the Town of Fort Myers Beach.

According to the Town of Fort Myers Beach floodplain ordinance, these are the two building valuation options available for determining if a building has exceeded the substantial damage or substantial improvement 50% threshold (i.e. the "50% rule").

There are two ways to determine the 50% rule threshold amount:

Option 1) Use the Lee County Property Assessor's assessment of the building value on the Tax Roll Value Letter which has been adjusted to approximate market value.

To find the building value on the Tax Roll Value Letter, 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

Continued on Page 2

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	Parcel Details Tax Estimator View Comps 2022 TRIM Aerial Viewer Variance Report Change Address

Page 1 of 1

Modify Current Search | New Search

On the next screen, click on the yellow “Tax Roll Value Letter” text (link) in the center of the page:

Property Description
Do not use for legal documents!

WATSONS W W SUBD BLK F PB 5 PG 67 LOTS 16 + 17

Current Working Values

Tax Roll Value Letter | Tax Refund Status

Just 626,079

Next, find the “Building Value” in the table in the center of the first page:

In the chart below you will find the most recent values from the 2022 ad valorem tax roll. These values represent the Lee County Property Appraiser’s determination of Just Value for ad valorem tax purposes.

	JUST VALUE
Total Value	\$740,463
Land Value	\$192,000
Land Extra Features Value	\$2,903
Building Value	\$539,646
Building Extra Features Value	\$5,914

Use half of this value (divide by 2) to determine the “50% rule” threshold for the building.

Option 2) A private actual cash value (ACV) appraisal of the pre-damaged building value can be obtained by the property owner through an independent appraisal. This appraisal must be prepared and certified by a property appraiser licensed in the State of Florida. The appraisal must show the actual cash value of the building in its pre-damaged state, not the land or other improvements/accessory structures. Submit this appraisal with any building permit application for review.

###

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 and spectacular shell finds and sunsets. The Town has a variety of unique cultural, parks, recreational and natural settings, as well as shops and restaurants.