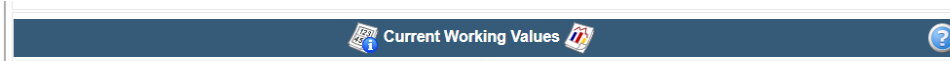


LOCATING BUILDING VALUE

How to locate the valuation of your building:

- Visit the Lee County Property Appraiser Website at Leepa.org.
- Utilize the Quick Property Search to locate your property. When you locate the address select “Parcel Details”.
- At the left-hand side of the page, click the little blue “i” at Current Working Values.



- A new screen will open called the Current Cost Card.
- The area to determine your building value is called the “BUILDING SUBAREA DETAIL” (third box over from the right).

Example:

BUILDING SUBAREA DETAIL						
AREA TYPE	YEAR BUILT	GROSS AREA	PCT BASE	ADJ AREA	CAP	COST
1 STORY SCREEN ENCL	1990	918	13	119		11,386
BASE	1990	2,834	100	2,834		271,160
FINISHED GARAGE	1990	493	40	197		18,849
FINISHED OPEN PORCH	1990	90	20	18		1,722
FINISHED OPEN PORCH	1990	400	20	80		7,654
TOTALS		4,735		3,248		310,772

- Locate the assessed value for the building (\$310,772.00) and subtract any items not counted by FEMA determinations such as Patio’s, Screen Enclosures, etc. Add 20% to the subtotal as an adjustment factor from assessed value to market value.

Example:

Assessed Value	310,772.00
Less Screen Enclosure	-11,386.00
Subtotal	299,386.00
Add 20% Adjustment	59,877.20
Market Value	\$359,263.20
50% Allowable for 5 Years	\$179,631.60

- Once the 50% allowance has been determined deduct any previous applicable permits during the last five years (based on the issued date of the permit).

- To Search for Previous Permits visit
<http://energov.cityofbonitasprings.org/CitizenAccess/Site/Permit/Search>
 - You may search for any permits associated with your property by address.
 - Locate and open any permits to see the project valuation.
 - Permits that count towards the 50% rule are anything attached to or service the building such as:
 - Roofs (1 year only)
 - Replacement Windows (1 year only)
 - Hurricane Shutters (1 year only)
 - Electrical permits (5 years)
 - Mechanical permits (5 years)
 - Gas permits (5 years)
 - Remodels/additions (5 years)
 - Permits that are excluded and do NOT count towards the 50% rule include:
 - Detached garages or sheds
 - Fences
 - Pools
 - Pool/Screened Enclosures
 - Driveways
 - Docks
 - Seawalls
 - Sidewalks
 - Landscaping

Community Development Staff is available at (239) 444-6150 to assist you in locating the building value or previous permits.