



STATE OF FLORIDA
LEE COUNTY PROPERTY APPRAISER
 MATTHEW H. CALDWELL



Mailing Address:
 P.O. Box 1546
 Fort Myers, Florida 33902-1546

Physical Address:
 2480 Thompson Street
 Fort Myers, Florida 33901-3074

Telephone: (239) 533-6100

Website: www.leepa.org

January 12, 2023

10231208

NASUTA ROBERT J &
 2228 SW 13TH AVE
 CAPE CORAL, FL 33991

Re: 2022 Tax Roll Value & FEMA 50% Rule

5 CLEARVIEW BLVD FORT MYERS BEACH 33931
 34-46-24-W4-00400.0340

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	\$737,423
Land Value	\$439,000
Land Extra Features Value	\$28,792
Building Value	\$267,398
Building Extra Features Value	\$2,233

Further, the FEMA 50% rule calls for the use of “market value” in determining “substantial improvement” and the Lee County Commission has adopted a definition of market value which includes “... or tax assessment value adjusted to approximate market value by a factor provided by the Property Appraiser...”, and the “Building Value” listed above will likely meet the needs of most owners. Please note that these are allocated values, developed as of January 1, 2022, and they may not reflect the current value of your property. If you believe that our conclusions and methods are not useful for your purposes, I encourage you to consult an independent professional.

Please be advised that we are providing this information as a proactive courtesy and this letter serves as an official copy of our records for the parcel listed above as of the effective date of this letter. I hope this letter is helpful to you as you evaluate the process of recovering from the impacts of Hurricane Ian.

Sincerely,


 Hon. Matthew H. Caldwell