



TOWN OF LONGBOAT KEY
STORM DAMAGE ESTIMATE COMPARISON STUDY
380 NORTH SHORE CONDOMINIUM PROJECT

Neal Mazzei, CFM-Certified Plans Examiner



TOWN OF LONGBOAT KEY
PLANNING, ZONING & BUILDING DEPARTMENT
BUILDING DEPARTMENT
PHONE: 941-316-1966
FAX: 941-316-1970

501 BAY ISLES ROAD
LONGBOAT KEY, FL 34228
EAST BUILDING OF TOWN HALL

Date: 6/9/2025

Ellen Scott-Belli, President
Maureen Merrigan, Main Contact
380 North Shore Condominium Project
380 North Shore Road – Units 1-9
Longboat Key, Florida 34228

Re: Notice of Substantial Damage Estimate Determination

Property Address: 380 North Shore Road
Longboat Key, FL 34228
Parcel ID#s:

Dear Ellen,

As part of our recovery efforts after the flood and wind events from Hurricane Helene on September 26, 2024 and Hurricane Milton on October 9, 2024., we have worked carefully to check the damage of the entire Structure as well as the individual units in the 380 North Shore Condominium Project located at 380 North Shore Road, Units 1-9 Longboat Key Florida 34228. The entire Structure as a whole as well as the individual units appear to have sustained significant damage. Based on this damage assessment, and as required by the National Flood Insurance Program (NFIP) and local floodplain management regulations, it has been determined by our Inspection Reports and the Forerunner estimating software that the entire Structure as a whole and each individual unit have been substantially damaged. This determination was made by comparing the cost estimate of the work required to restore your entire Structure and each individual unit to its pre-damage condition to the market value of the building (excluding the land value). When the cost estimate to repair equals or exceeds 50 percent of the market value of the home, the repair work is considered substantial damage.

Cost Estimate of structure and unit repairs: **\$ 2,868,780.42 from Xactimate Cost Estimating Software**
Pre-Damage Market Value of the Structure: **\$ 2,901,719.00 from your 50% FEMA ACV Appraisal.**
50% of your FEMA ACV Appraisal after depreciation is \$ 1,450,859.50. This is the maximum amount the association can spend on all Building Structure and Unit Repairs.

The most significant requirement is that the lowest floor, as defined in the regulations and code, must be elevated to or above the Base Flood Elevation of 9, plus 1' as per the 2023 Florida Building Code (10' minimum) or any other elevation specified in the regulations/code on the FIRM, Panel Number 12081C0283F.

If you have any questions regarding this information, please contact Neal Mazzei, CFM at 941-316-1966.

Regards, **Patti Fige, CBO, CFM, LEED AP BD+C**
Building Official
2024 President of the Manasota Chapter – Building Officials Association of Florida
Town of Longboat Key
501 Bay Isles Road
Longboat Key, Florida 34228
(941) 361-6411, Ext. 2521 - pfige@longboatkey.org

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

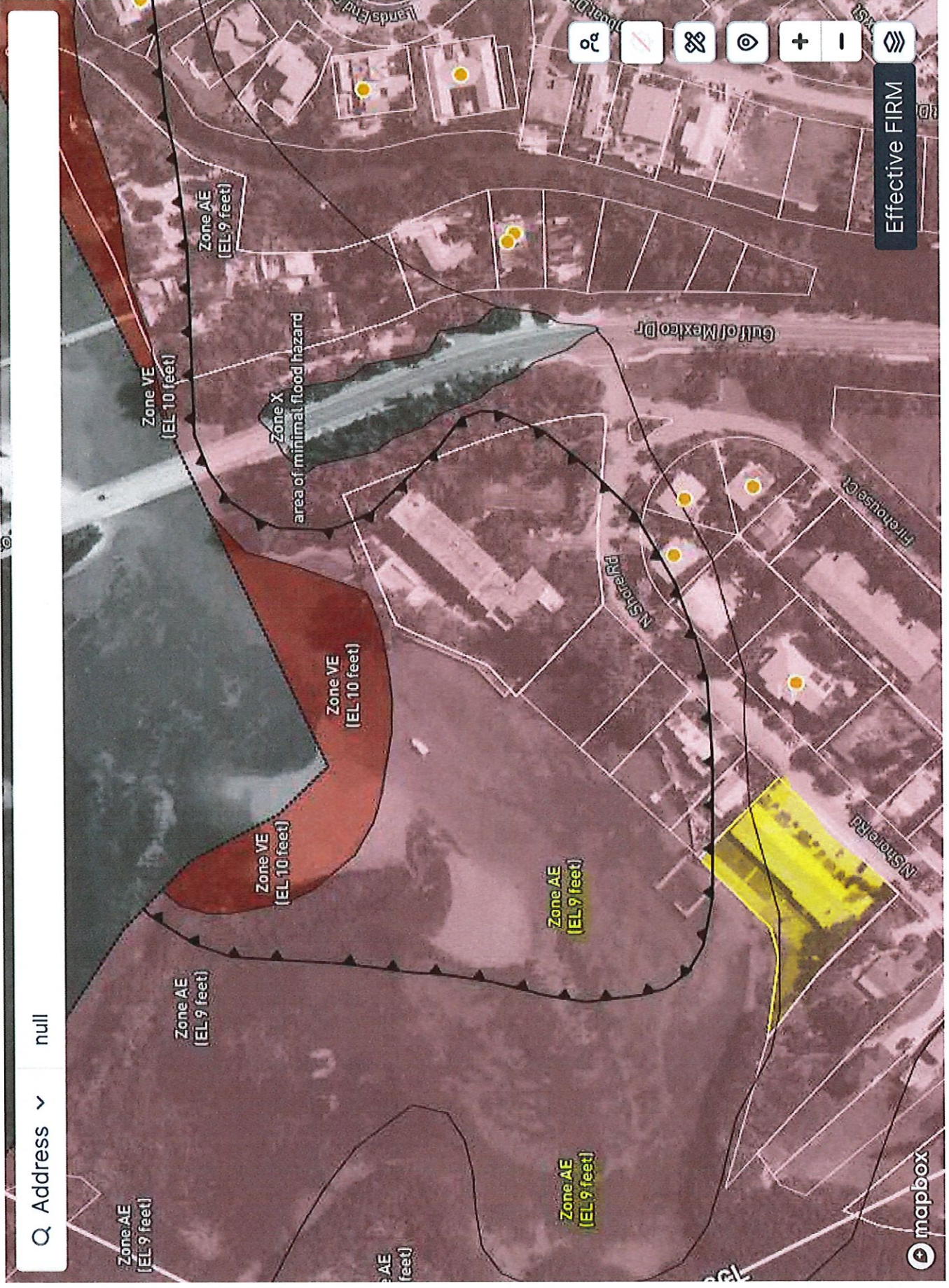
A vertical scale bar labeled "Feet" with markings at 0, 250, 500, 1,000, 1,500, 2,000, and 1:6,000.

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/13/2025 at 5:05 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





TOWN OF LONGBOAT KEY
PLANNING, ZONING & BUILDING DEPARTMENT
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501 BAY ISLES ROAD
LONGBOAT KEY, FL 34228
EAST BUILDING OF TOWN HALL

380 NORTH SHORE CONDOMINIUM SDE-ACV APPRAISAL ANALYSIS

May 13, 2025

TABLE OF CONTENTS

The following lists the components of the 380 North Shore Condominium SDE-ACV Appraisal Analysis:

1. Town of Longboat Key entire Condominium Structure SDE Letter and Report
2. SDE Letter and Inspection Report for 380 North Shore Road – Unit 1
3. SDE Letter and Inspection Report for 380 North Shore Road – Unit 2
4. SDE Letter and Inspection Report for 380 North Shore Road – Unit 3
5. SDE Letter and Inspection Report for 380 North Shore Road – Unit 4
6. SDE Letter and Inspection Report for 380 North Shore Road – Unit 5
7. SDE Letter and Inspection Report for 380 North Shore Road – Unit 6
8. SDE Letter and Inspection Report for 380 North Shore Road – Unit 7
9. SDE Letter and Inspection Report for 380 North Shore Road – Unit 8
10. SDE Letter and Inspection Report for 380 North Shore Road – Unit 9
11. FEMA 50% Appraisal from Realty Appraisal Services of Southwest Florida
12. Xactimate Cost Estimate to rebuild

If you have any questions regarding this information please contact Neal Mazzei, CBO,CFM at 941-316-1966.

Regards, **Patti Fige, CBO, CFM, LEED AP BD+C-Building Official**
2024 President of the Manasota Chapter – Building Officials Association of Florida
Town of Longboat Key
501 By Isles Road
Longboat Key, Florida 34228
(941) 361-6411, Ext. 2521
pfige@longboatkey.org

380 North Shore Condominium Project SDE

ADDRESS	PARCEL ID#	MARKET VALUE-PAO	FEMA 50% VALUE	EST. REPAIR COST	% OF DAMAGE	OK TO PROCESS	DO NOT PROCESS
380 NORTH SHORE RD UNIT 1	7812910102	\$980,000.00	\$490,000.00	\$676,690.00	69.05%	<u>NO</u>	<u>SD</u>
380 NORTH SHORE RD UNIT 2	7812910151	\$705,000.00	\$352,777.50	\$538,479.00	76.38%	<u>NO</u>	<u>SD</u>
380 NORTH SHORE RD UNIT 3	7812910201	\$860,000.00	\$430,000.00	\$664,780.00	77.30%	<u>NO</u>	<u>SD</u>
380 NORTH SHORE RD UNIT 4	7812910250	\$545,000.00	\$272,500.00	\$387,467.75	71.095%	<u>NO</u>	<u>SD</u>
380 NORTH SHORE RD UNIT 5	7812910300	\$545,000.00	\$272,500.00	\$407,387.50	74.75%	<u>NO</u>	<u>SD</u>
380 NORTH SHORE RD UNIT 6	7812910359	\$590,000.00	\$295,000.00	\$438,252.00	74.28%	<u>NO</u>	<u>SD</u>
380 NORTH SHORE RD UNIT 7	7812910409	\$590,000.00	\$295,000.00	\$430,552.00	72.98%	<u>NO</u>	<u>SD</u>
380 NORTH SHORE RD UNIT 8	7812910458	\$545,000.00	\$272,500.00	\$415,153.75	76.18%	<u>NO</u>	<u>SD</u>
380 NORTH SHORE RD UNIT 9	7812910508	\$545,000.00	\$272,500.00	\$423,819.25	77.77%	<u>NO</u>	<u>SD</u>
TOTALS		<u>\$5,905,000.00</u>	<u>\$2,952,500.00</u>	<u>\$4,382,581.75</u>	<u>74.42%-AVG</u>		
		(Structure +Land)					
50% OF MKT VALUE - MCPAO		<u>\$2,952,000.00</u>	\$2,952,000.00				
PRIVATE ACV FEMA APPRAISAL							
LESS DEPRECIATION FOR							
UNITS 1-9		\$2,806,305.00					
PRIVATE ACV FEMA APPRAISAL							
LESS DEPRECIATION FOR							
THE STRUCTURE ITSELF		\$95,414.00					
TOTAL ACV FEMA APPRAISAL		<u>\$2,901,719.00</u>					
50% OF TOTAL PRIVATE ACV							
FEMA APPRAISAL		<u>\$1,450,859.50</u>					
WORKFORCE XACTAMATE							
COST ESTIMATE FOR							
ENTIRE DEMO & REBUILD		<u>\$2,868,780.42</u>					
		<u>(\$32,938.58)</u>					
		<u>OR 1.14% LESS</u>					
		<u>THAN FEMA ACV APP</u>					
50% OF TOTAL WORKFORCE							
EXACTAMATE ESTIMATE		<u>\$1,434,390.21</u>					



TOWN OF LONGBOAT KEY
PLANNING, ZONING & BUILDING DEPARTMENT
BUILDING DEPARTMENT
PHONE: 941-316-1966
FAX: 941-316-1970

501 BAY ISLES ROAD
LONGBOAT KEY, FL 34228
EAST BUILDING OF TOWN HALL

Date: 4/4/2025

Eloy Burciaga
4622 N Virginia Avenue
Chicago, IL 60625-2926

Re: Notice of Substantial Damage Determination

Property Address: 380 North Shore Road – Unit 1
Longboat Key, FL 34228
Parcel ID#: 7812910102

Dear Eloy,

As part of our recovery efforts, and at your Board's request, we have worked carefully to check and estimate the damage of each unit in your condominium that had significant damage in the recent flood and wind events from Hurricane Helene September 26, 2024 and Hurricane Milton on October 9, 2024. Based on this damage estimate, and as required by the National Flood Insurance Program (NFIP) and local floodplain management regulations, it has been determined that your condominium unit and structure was substantially damaged. This determination was made by comparing the cost estimate of the work required to restore your home to its pre-damage condition to the market value of the building (excluding land value). When the cost to repair equals or exceeds 50 percent of the market value of the home, the repair work is considered substantial damage.

Cost Estimate of Repairs: **\$ 676,690.00**
Pre-Damage Market Value of the Structure: **\$ 980,000.00**
Percentage of Market Value: **69.05%**

We would be pleased to meet with your designated representative to discuss the requirements and potential options for bringing the structure into compliance. Several issues must be addressed to achieve compliance.

The most significant requirement is that the lowest floor, as defined in the regulations and code, must be elevated to or above the Base Flood Elevation of 9', plus 1' as per the 2023 Florida Building Code, (10' minimum) or any other elevation specified in the regulations/code on the FIRM, Panel Number 12081C0279F.

If you have any questions regarding this information, please contact Neal Mazzei, CFM at 941-316-1966.

Regards,

Patti Fige, CBO, CFM, LEED AP BD+C
Building Official
2024 President of the Manasota Chapter – Building Officials Association of Florida
Town of Longboat Key
501 Bay Isles Road
Longboat Key, Florida 34228
(941) 361-6411, Ext. 2521
pfige@longboatkey.org

Parcel ID: **7812910102**

Ownership: BURCIAGA, ELOY

Owner Type: INDIVIDUAL

Mailing: BURCIAGA, ELOY, 4622 N VIRGINIA AVE, CHICAGO IL 60625-2926

Address:

Situs Address: **380 NORTH SHORE RD UNIT 1, LONGBOAT KEY, FL 34228-1147**

Jurisdiction: **TOWN OF LONGBOAT KEY**

Tax District: 0156; LONGBOAT KEY GULFSIDE DISTRICT

Sec/Twp/Rge: 15-35S-16E

Neighborhood: 6413; LONGBOAT PASS CONDO

Condominium: 7812900; LONGBOAT PASS; **CB 1/94**

Short UNIT 1 LONGBOAT PASS CONDOMINIUM PI#78129.1010/2

Description:

FEMA Value: \$980,000 as of January 1, 2024

Zoning/Flood [View this parcel on Manatee County's website](#)

Info:

Land Use: 0464; **CONDOMINIA UNINHABITABLE**

Land Size: 0.0000 Acres or 0 Square Feet

Building Area: 1,430 SqFt Under Roof / 1,150 SqFt Living or Business Area / 1,430 SqFt

SLS EXM BUS ADR INS

Sale Date	Book / Page Instrument	Instrument Type	Vacant / Improved	Qualification Code	Sale Price
12/29/2015	2603 / 2411	WD	91	01	337,500 BURCIAGA, ELOY
03/03/2015	2558 / 7444	SW	91	12	298,300 BDHTRLBK LLC
06/16/2014	2524 / 6872	CT	91	12	0 FEDERAL NATIONAL M
01/12/2006	2094 / 7423	WD	91	01	500,000 SAMPSON, LISA J



PIC SKE BEV GSV

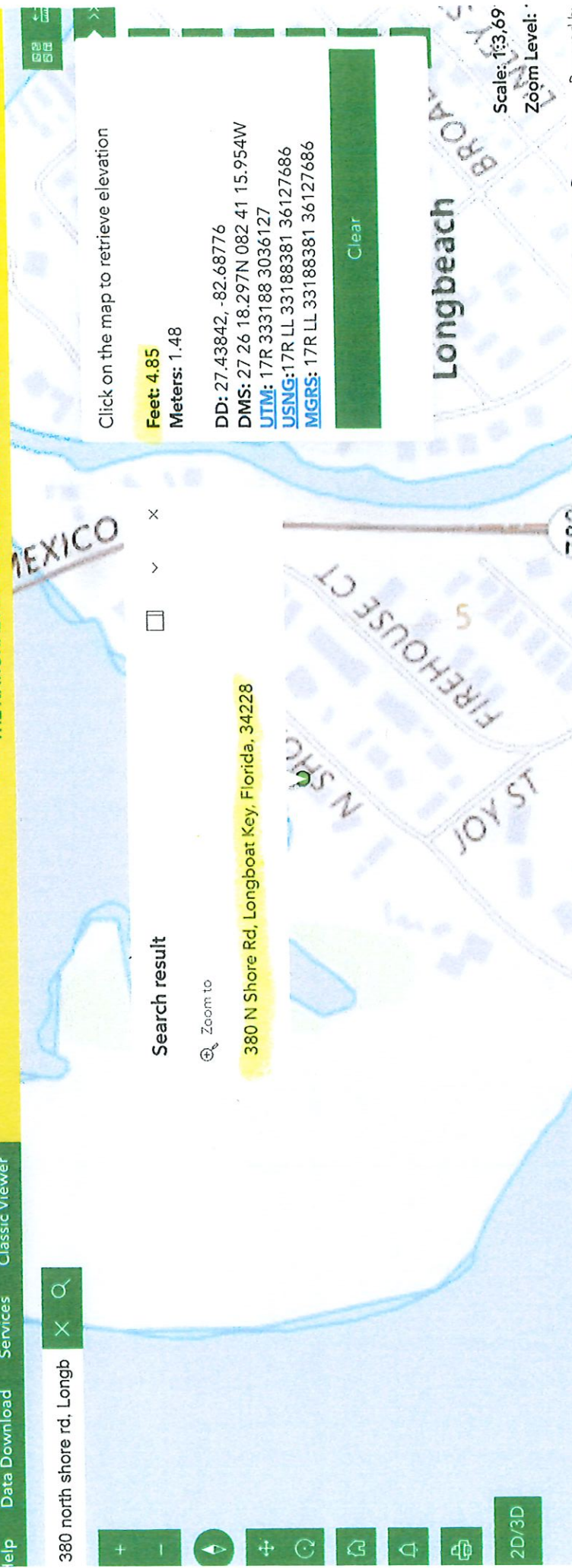
VAL LND BLD FEA PER

Tax Year	Homestead Exemption	Land Value	Improvements Value	Just/Market Value	Non-School Assessed Value	School Assessed Value	County Taxable Value	School Taxable Value	Municipality Taxable Value
2024	No	0	833,000	833,000	419,265	833,000	419,265	833,000	419,265
2023	No	0	739,500	739,500	381,150	739,500	381,150	739,500	381,150
2022	No	0	383,250	383,250	346,500	383,250	346,500	383,250	346,500
2021	No	0	315,000	315,000	315,000	315,000	315,000	315,000	315,000
2020	No	0	305,000	305,000	305,000	305,000	305,000	305,000	305,000
2019	No	0	295,000	295,000	295,000	295,000	295,000	295,000	295,000
2018	No	0	295,000	295,000	295,000	295,000	295,000	295,000	295,000
2017	No	0	299,500	299,500	299,500	299,500	299,500	299,500	299,500
2016	No	0	287,500	287,500	287,500	287,500	287,500	287,500	287,500
2015	No	0	249,950	249,950	249,950	249,950	249,950	249,950	249,950
2014	Yes	1	226,303	226,304	226,304	176,304	176,304	176,304	176,304
2013	Yes	1	240,748	240,749	240,749	190,749	215,749	190,749	190,749



***** THE NATIONAL MAP 3D VIEWER BETA RELEASE *****

380 north shore rd, Longb



Click on the map to retrieve elevation

Feet: 4.85
Meters: 1.48

DD: 27.43842, -82.68776
DMS: 27 26 18.297N 082 41 15.954W
UTM: 17R 333188 3036127
USNG: 17R LL 33188381 36127686
MGRS: 17R LL 33188381 36127686

Clear

Longbeach

Scale: 1:3,69
Zoom Level: 1



Substantial Damage Estimate Residential Inspection

380 N Shore Rd Unit 1, Longboat Key, FL 34228

Estimated damage summary

Percent damaged (Estimated damage cost/Market value)	69.05%
Basis for replacement cost	Other replacement cost estimate
Replacement cost	\$980,000.00
Basis for market value	Other value estimate
Market value	\$980,000.00
Estimated damage cost	\$676,690.00

Estimated computed damages breakdown

Element	Structure %	Element Cost	Damage	Damage Value
Foundation	8	\$78,400.00	50%	\$39,200.00
Superstructure	15.9	\$155,820.00	50%	\$77,910.00
Roof covering	4.3	\$42,140.00	60%	\$25,284.00
Exterior finish	7	\$68,600.00	35%	\$24,010.00
Interior finish	13.2	\$129,360.00	100%	\$129,360.00
Doors & windows	15.8	\$154,840.00	100%	\$154,840.00
Cabinets & countertops	4.5	\$44,100.00	100%	\$44,100.00
Floor finish	7.9	\$77,420.00	100%	\$77,420.00
Appliances	4.2	\$41,160.00	100%	\$41,160.00
Plumbing	8.6	\$84,280.00	25%	\$21,070.00
Electrical	4.9	\$48,020.00	30%	\$14,406.00
HVAC	5.7	\$55,860.00	50%	\$27,930.00
Totals		\$980,000.00		\$676,690.00

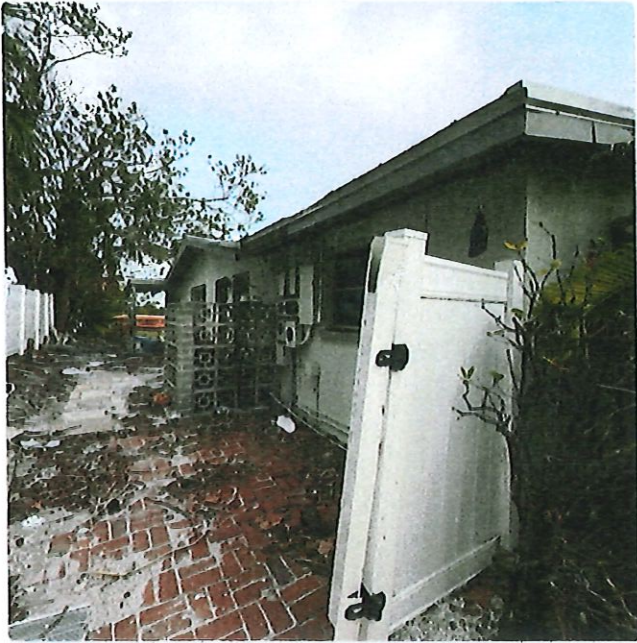
Notes

Resident not home at time of inspection. There was a yellow tag on door at time of inspection placed by the city. We did not leave a new . Home has a roof damage to rear and left lower slopes due to wind rear poles missing on back porch that support the roof. There is a 21 1/2 inch flood line route home back door home has been 4 foot cut will require HVAC and mechanical repairs. There's some facial damage on left. There's no other wind related damage to exterior elevations found or remaining of roof.

Photos







Q Address ▾ null

Zone AE
(EL 9 feet)

NSR 1015N

NSR 1015N

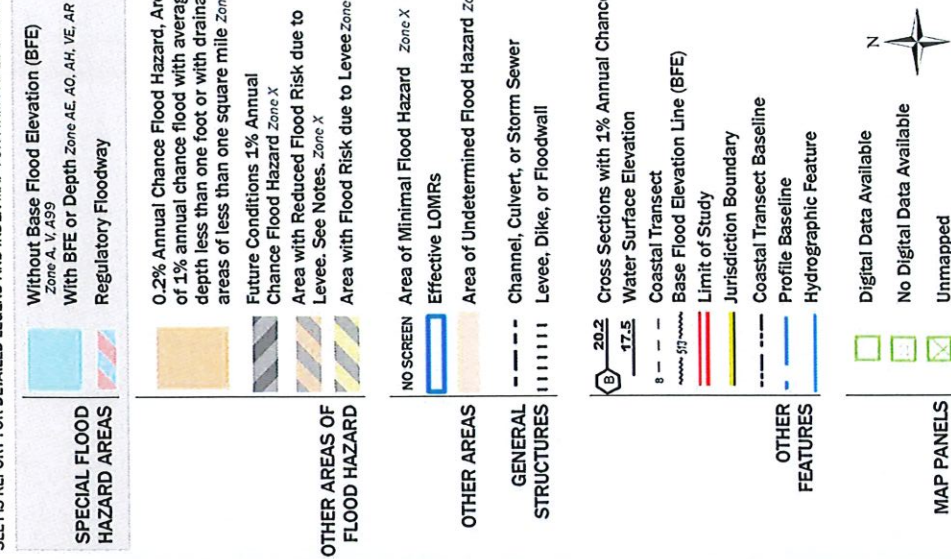
NSR 1015N



Effective FIRM



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

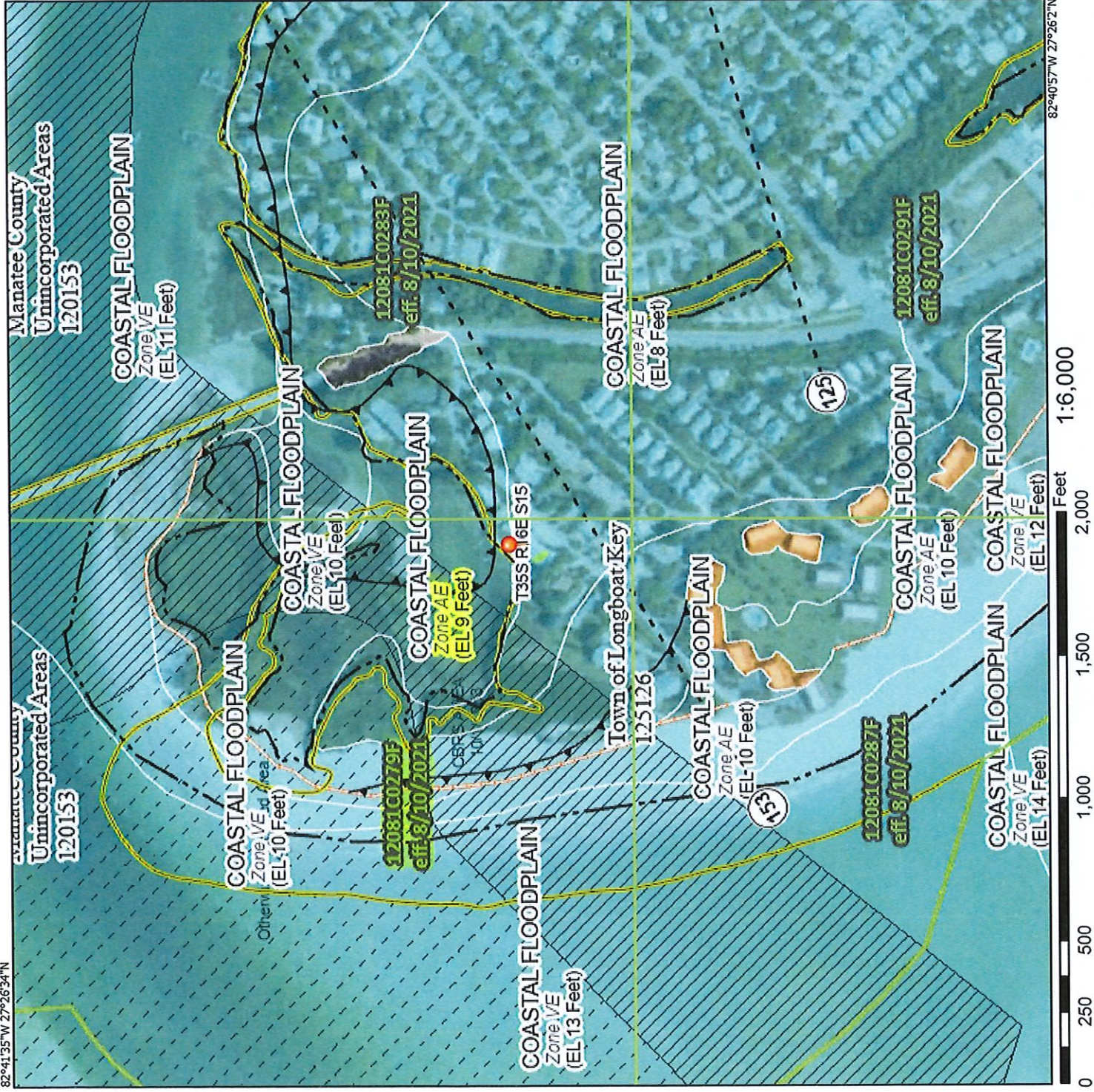


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TOWN OF LONGBOAT KEY
PLANNING, ZONING & BUILDING DEPARTMENT
BUILDING DEPARTMENT
PHONE: 941-316-1966
FAX: 941-316-1970

501 BAY ISLES ROAD
LONGBOAT KEY, FL 34228
EAST BUILDING OF TOWN HALL

Date: 4/4/2025

Timothy and Jenifer Clark
736 Antonelle Avenue
Winter Park, FL 32789

Re: Notice of Substantial Damage Determination

Property Address: 380 North Shore Road – Unit 2
Longboat Key, FL 34228
Parcel ID#: 7812910151

Dear Timothy and Jenifer,

As part of our recovery efforts, and at your Board's request, we have worked carefully to check and estimate the damage of each unit in your condominium that had significant damage in the recent flood and wind events from Hurricane Helene September 26, 2024 and Hurricane Milton on October 9, 2024. Based on this damage estimate, and as required by the National Flood Insurance Program (NFIP) and local floodplain management regulations, it has been determined that your condominium unit and structure was substantially damaged. This determination was made by comparing the cost estimate of the work required to restore your home to its pre-damage condition to the market value of the building (excluding land value). When the cost to repair equals or exceeds 50 percent of the market value of the home, the repair work is considered substantial damage.

Cost Estimate of Repairs: **\$ 538,479.00**
Pre-Damage Market Value of the Structure: **\$ 705,000.00**
Percentage of Market Value: **76.38%**

We would be pleased to meet with your designated representative to discuss the requirements and potential options for bringing the structure into compliance. Several issues must be addressed to achieve compliance.

The most significant requirement is that the lowest floor, as defined in the regulations and code, must be elevated to or above the Base Flood Elevation of 9', plus 1' as per the 2023 Florida Building Code, (10' minimum) or any other elevation specified in the regulations/code on the FIRM, Panel Number 12081C0279F.

If you have any questions regarding this information, please contact Neal Mazzei, CFM at 941-316-1966.

Regards,

Patti Fige, CBO, CFM, LEED AP BD+C
Building Official
2024 President of the Manasota Chapter – Building Officials Association of Florida
Town of Longboat Key
501 Bay Isles Road
Longboat Key, Florida 34228
(941) 361-6411, Ext. 2521
pfige@longboatkey.org

Parcel ID: **7812910151**

Ownership: CLARK, TIMOTHY T; CLARK, JENNIFER
 Owner Type: HUSBAND OR WIFE & TENANTS BY THE ENTIRETY; SPOUSE & TENANTS BY THE ENTIRETY
 Mailing CLARK, TIMOTHY T, CLARK, JENNIFER, 736 ANTONELLE AVE, WINTER PARK FL
 Address: 32789

Situs Address: **380 NORTH SHORE RD UNIT 2, LONGBOAT KEY, FL 34228-1147**

Jurisdiction: **TOWN OF LONGBOAT KEY**

Tax District: 0156; LONGBOAT KEY GULFSIDE DISTRICT

Sec/Twp/Rge: 15-35S-16E

Neighborhood: 6413; LONGBOAT PASS CONDO

Condominium: 7812900; LONGBOAT PASS; CB 1/94

Short UNIT 2 LONGBOAT PASS CONDOMINIUM DP78129.1015/1 PI#78129.1015/1

Description:

FEMA Value: **\$705,000 as of January 1, 2024**

Zoning/Flood [View this parcel on Manatee County's website](#)

Info:

Land Use: 0464; **CONDOMINIA UNINHABITABLE**

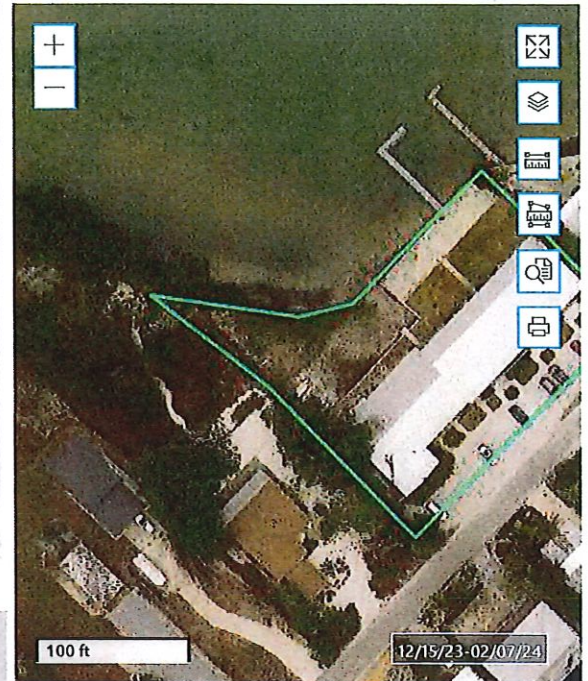
Land Size: 0.0000 Acres or 0 Square Feet

SLS EXM BUS ADR INS

Sale Date	Book / Page Instrument	Instrument Type	Vacant / Improved	Qualification Code	Sale Price
07/28/2015	2580 / 2595	WD	9 I	01	265,000 CLARK, TIMOTHY T
04/01/2003	1816 / 249	WD	9 I	01	180,000 VALENTINE, DAVID M
03/03/2000	1630 / 1279	TD	9 I	37	125,000 SMITHBERG, BETTY
06/24/1996	1490 / 7843	DE	9 I	37	1 DEMAREST, EDITH P

VAL LND BLD FEA PER

Tax Year	Homestead Exemption	Land Value	Improvements Value	Just/Market Value	Non-School Assessed Value	School Assessed Value	County Taxable Value	School Taxable Value	Municipality Taxable Value
2024	No	0	599,250	599,250	306,130	599,250	306,130	599,250	6,550.75
2023	No	0	531,250	531,250	278,300	531,250	278,300	531,250	6,012.52
2022	No	0	278,250	278,250	253,000	278,250	253,000	278,250	4,205.24
2021	No	0	230,000	230,000	230,000	230,000	230,000	230,000	3,858.54
2020	No	0	210,000	210,000	210,000	210,000	210,000	210,000	3,568.28
2019	No	0	200,000	200,000	200,000	200,000	200,000	200,000	3,367.84
2018	No	0	200,000	200,000	200,000	200,000	200,000	200,000	3,424.16
2017	No	0	195,300	195,300	195,300	195,300	195,300	195,300	3,205.65
2016	No	0	189,600	189,600	189,600	189,600	189,600	189,600	3,184.85
2015	Yes	0	164,900	164,900	148,342	98,342	98,342	98,342	1,876.13
2014	Yes	1	147,164	147,165	147,165	97,165	97,165	97,165	1,877.30
2013	Yes	1	156,558	156,559	156,559	106,559	106,559	106,559	1,967.39



Esri Community Maps Contributors, Manatee County Go... Powered by Esri

PIC SKE BEV GSV



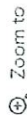
380 N Shore Rd, Unit 2, L

380 N Shore Rd, Unit 2,
Longboat Key, FL, 34228, USA



2D/3D

Search result



380 N Shore Rd, Unit 2, Longboat Key, Florida, 34228



Click on the map to retrieve elevation

Feet: 4.85

Meters: 1.48

DD: 27.43842, -82.68776

DMS: 27 26 18.297N 082 41 15.954W

UTM: 17R 333188 3036127

USNG: 17R LL 33188381 36127686

MGRS: 17R LL 33188381 36127686

Clear

Longbeach

Scale: 1:3,69

Zoom Level: 7



Substantial Damage Estimate Residential Inspection

380 N Shore Rd Unit 2, Longboat Key, FL 34228

Estimated damage summary

Percent damaged (Estimated damage cost/Market value)	76.38%
Basis for replacement cost	Other replacement cost estimate
Replacement cost	\$705,000.00
Basis for market value	Other value estimate
Market value	\$705,000.00
Estimated damage cost	\$538,479.00

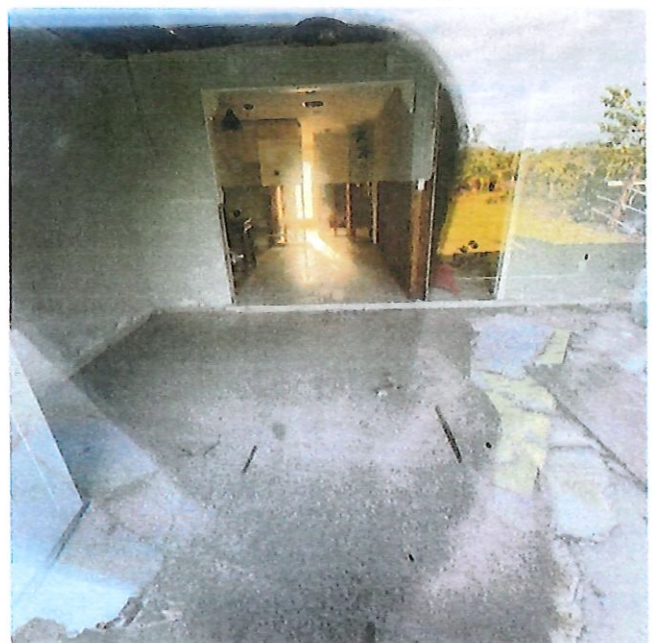
Estimated computed damages breakdown

Element	Structure %	Element Cost	Damage	Damage Value
Foundation	8	\$56,400.00	50%	\$28,200.00
Superstructure	15.9	\$112,095.00	50%	\$56,047.50
Roof covering	4.3	\$30,315.00	60%	\$18,189.00
Exterior finish	7	\$49,350.00	50%	\$24,675.00
Interior finish	13.2	\$93,060.00	100%	\$93,060.00
Doors & windows	15.8	\$111,390.00	100%	\$111,390.00
Cabinets & countertops	4.5	\$31,725.00	100%	\$31,725.00
Floor finish	7.9	\$55,695.00	100%	\$55,695.00
Appliances	4.2	\$29,610.00	100%	\$29,610.00
Plumbing	8.6	\$60,630.00	25%	\$15,157.50
Electrical	4.9	\$34,545.00	100%	\$34,545.00
HVAC	5.7	\$40,185.00	100%	\$40,185.00
Totals		\$705,000.00		\$538,479.00

Notes

Resident not home at time of inspection. There's a 24 1/2 inch waterline at front door home has been flooded partially at 4 foot. There is roof damage to the rear with the support post due to wind. No other exterior damage noted to home mechanical and HVAC repairs will be required, a yellow tag and notice we left on the front door

Photos





Q Address ▾ null

Zone AE
(EL 9 feet)

Pyramid St

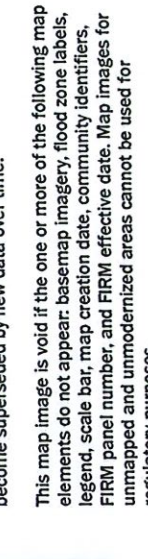
Pyramid St

Pyramid Rd



Effective FIRM







TOWN OF LONGBOAT KEY
PLANNING, ZONING & BUILDING DEPARTMENT
BUILDING DEPARTMENT
PHONE: 941-316-1966
FAX: 941-316-1970

501 BAY ISLES ROAD
LONGBOAT KEY, FL 34228
EAST BUILDING OF TOWN HALL

Date: 4/4/2025

Stephen and Lynn Roberts
380 North Shore Road – Unit 3
Longboat Key, FL 34228

Re: Notice of Substantial Damage Determination

Property Address: 380 North Shore Road – Unit 3
Longboat Key, FL 34228
Parcel ID#: 7812910201

Dear Stephen and Lynn,

As part of our recovery efforts, and at your Board's request, we have worked carefully to check and estimate the damage of each unit in your condominium that had significant damage in the recent flood and wind events from Hurricane Helene September 26, 2024 and Hurricane Milton on October 9, 2024. Based on this damage estimate, and as required by the National Flood Insurance Program (NFIP) and local floodplain management regulations, it has been determined that your condominium unit and structure was substantially damaged. This determination was made by comparing the cost estimate of the work required to restore your home to its pre-damage condition to the market value of the building (excluding land value). When the cost to repair equals or exceeds 50 percent of the market value of the home, the repair work is considered substantial damage.

Cost Estimate of Repairs: \$ 664,780.00

Pre-Damage Market Value of the Structure: \$ 860,000.00

Percentage of Market Value: 77.30%

We would be pleased to meet with your designated representative to discuss the requirements and potential options for bringing the structure into compliance. Several issues must be addressed to achieve compliance.

The most significant requirement is that the lowest floor, as defined in the regulations and code, must be elevated to or above the Base Flood Elevation of 9', plus 1' as per the 2023 Florida Building Code, (10' minimum) or any other elevation specified in the regulations/code on the FIRM, Panel Number 12081C0279F.

If you have any questions regarding this information, please contact Neal Mazzei, CFM at 941-316-1966.

Regards,

Patti Fige, CBO, CFM, LEED AP BD+C
Building Official

2024 President of the Manasota Chapter – Building Officials Association of Florida
Town of Longboat Key

501 Bay Isles Road
Longboat Key, Florida 34228

(941) 361-6411, Ext. 2521
pfige@longboatkey.org

Parcel ID: **7812910201**

Ownership: ROBERTS, STEPHEN M; ROBERTS, LYNN; ROBERTS LIVING TRUST DTD 03/03/2023

Owner Type: TRUSTEE & HUSBAND OR WIFE; TRUSTEE & SPOUSE; UNDER TRUST

Mailing: ROBERTS, STEPHEN M, ROBERTS, LYNN, ROBERTS LIVING TRUST DTD

Address: 03/03/2023, 380 NORTH SHORE RD UNIT 3, LONGBOAT KEY FL 34228

Situs Address: **380 NORTH SHORE RD UNIT 3, LONGBOAT KEY, FL 34228-1147**

Jurisdiction: **TOWN OF LONGBOAT KEY**

Tax District: 0156; LONGBOAT KEY GULFSIDE DISTRICT

Sec/Twp/Rge: 15-35S-16E

Neighborhood: 6413; LONGBOAT PASS CONDO

Condominium: 7812900; LONGBOAT PASS; CB 1/94

Short: UNIT 3 LONGBOAT PASS CONDOMINIUM PI#78129.1020/1

Description:

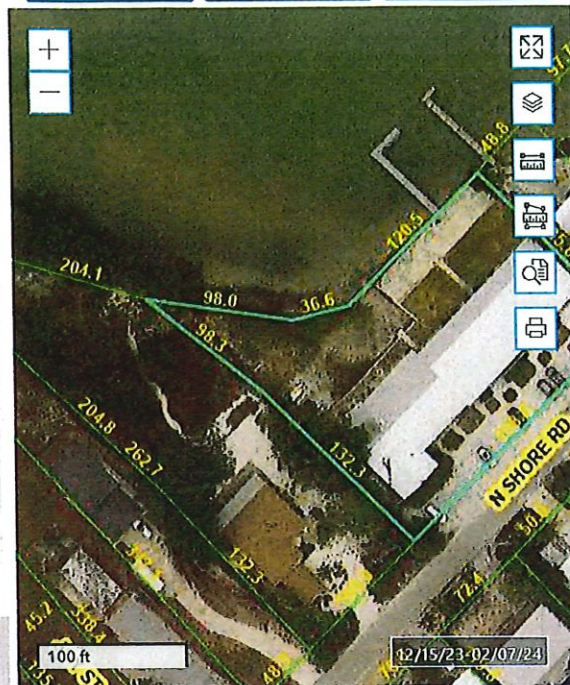
FEMA Value: **\$860,000 as of January 1, 2024**

Zoning/Flood: [View this parcel on Manatee County's website](#)

Info:

Land Use: 0464; **CONDOMINIA UNINHABITABLE**

Land Size: 0.0000 Acres or 0 Square Feet



Sale Date	Book / Page Instrument	Instrument Type	Vacant / Improved	Qualification Code	Sale Price
04/20/2024	202441042049	WD	8 I	11	10 ROBERTS, STEPHEN M
01/02/2024	202441001039	WD	8 I	03	700,000 ROBERTS, STEPHEN M
04/25/2023	202341045137	WD	8 I	11	10 VROOM, CAROLINE A
05/11/2020	202041060998	WD	8 I	01	360,000 VROOM, CAROLINE A

Tax Year	Homestead Exemption	Land Value	Improvements Value	Just/Market Value	Non-School Assessed Value	School Assessed Value	County Taxable Value	School Taxable Value	Municipality Taxable Value
2024	No	0	731,000	731,000	366,025	731,000	366,025	7,923.78	442.34
2023	No	0	646,000	646,000	332,750	646,000	332,750	7,258.26	442.33
2022	No	0	336,000	336,000	302,500	336,000	302,500	5,049.61	442.32
2021	No	0	275,000	275,000	275,000	275,000	275,000	4,613.47	442.31
2020	No	0	225,000	225,000	225,000	225,000	225,000	3,823.17	442.29
2019	No	0	215,000	215,000	215,000	215,000	215,000	3,620.42	442.26
2018	No	0	215,000	215,000	215,000	215,000	215,000	3,680.97	439.33
2017	No	0	212,600	212,600	212,600	212,600	212,600	3,489.63	196.25
2016	No	0	206,400	206,400	206,400	206,400	206,400	3,467.04	196.25
2015	No	0	179,500	179,500	176,383	179,500	176,383	3,061.80	0.00
2014	No	1	160,347	160,348	160,348	160,348	160,348	2,793.71	0.00
2013	No	1	170,582	170,583	170,583	170,583	170,583	2,846.42	0.00





Substantial Damage Estimate Residential Inspection

380 N Shore Rd Unit 3, Longboat Key, FL 34228

Estimated damage summary

Percent damaged (Estimated damage cost/Market value)	77.3%
Basis for replacement cost	Other replacement cost estimate
Replacement cost	\$860,000.00
Basis for market value	Other value estimate
Market value	\$860,000.00
Estimated damage cost	\$664,780.00

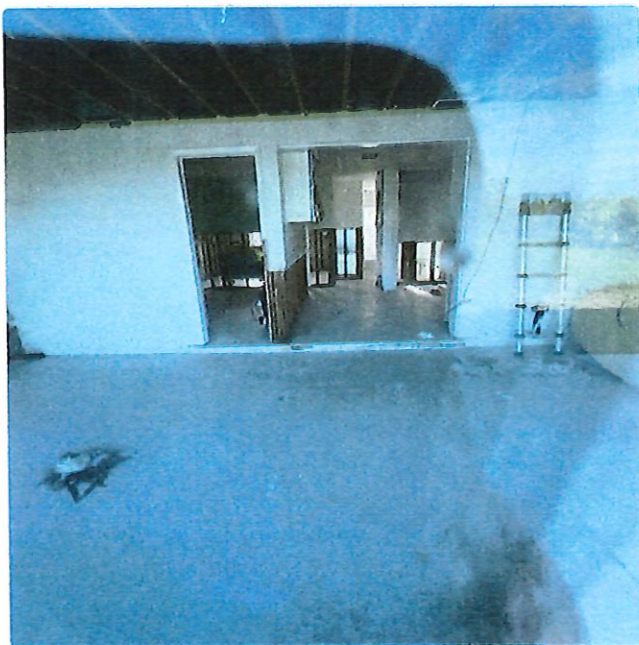
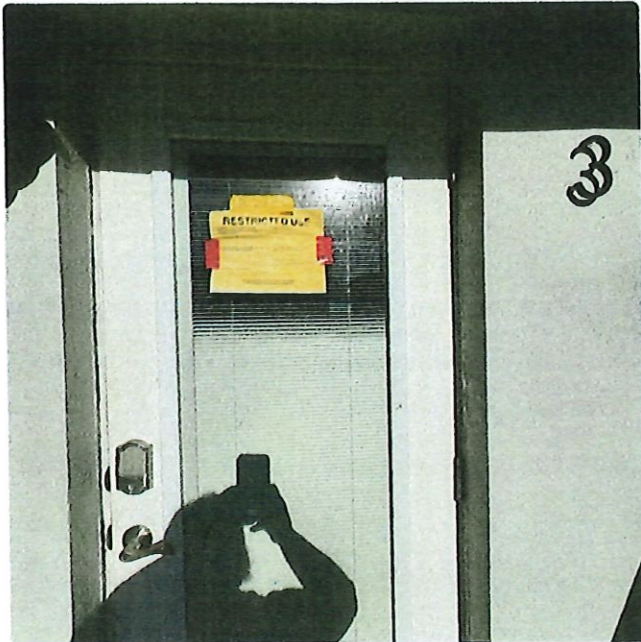
Estimated computed damages breakdown

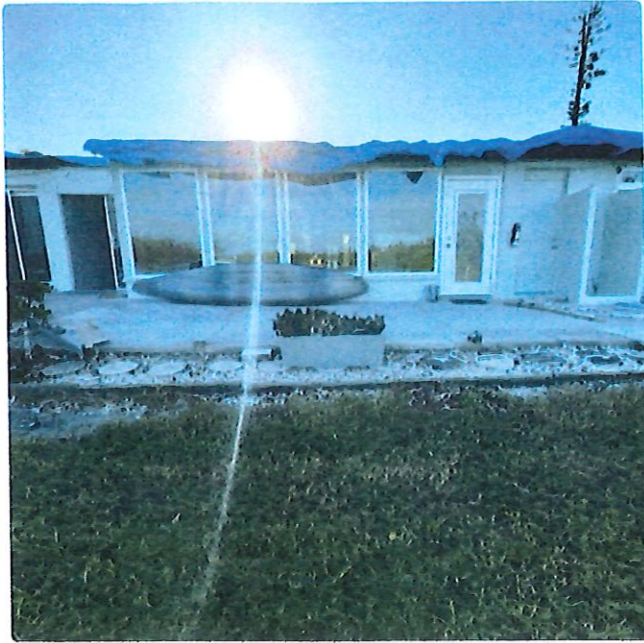
Element	Structure %	Element Cost	Damage	Damage Value
Foundation	8	\$68,800.00	50%	\$34,400.00
Superstructure	15.9	\$136,740.00	60%	\$82,044.00
Roof covering	4.3	\$36,980.00	60%	\$22,188.00
Exterior finish	7	\$60,200.00	50%	\$30,100.00
Interior finish	13.2	\$113,520.00	100%	\$113,520.00
Doors & windows	15.8	\$135,880.00	100%	\$135,880.00
Cabinets & countertops	4.5	\$38,700.00	100%	\$38,700.00
Floor finish	7.9	\$67,940.00	100%	\$67,940.00
Appliances	4.2	\$36,120.00	100%	\$36,120.00
Plumbing	8.6	\$73,960.00	40%	\$29,584.00
Electrical	4.9	\$42,140.00	60%	\$25,284.00
HVAC	5.7	\$49,020.00	100%	\$49,020.00
Totals		\$860,000.00		\$664,780.00

Notes

Resident not home at the time of inspection. 24" water line noted to front elevation. 4 foot gut noted to interior. Roof shows wind damage. Awning has been ripped from rear elevation.

Photos





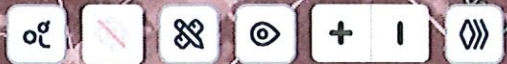
Q Address ▾ null

Zone AE
(EL 9 feet)

N Shore Rd

N Shore Rd

N Shore Rd

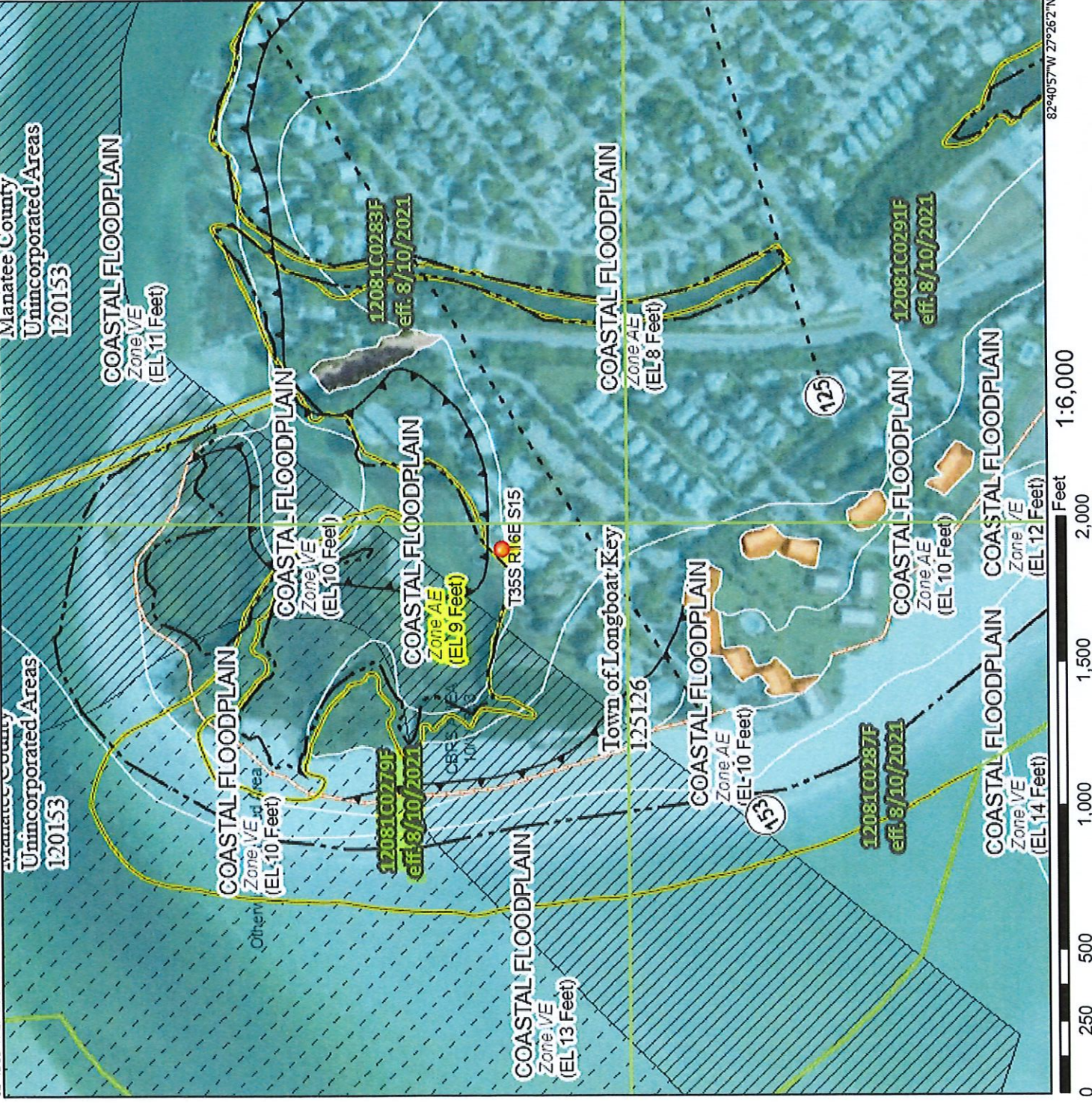


Effective FIRM



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **6/13/2025 at 11:12 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



TOWN OF LONGBOAT KEY
PLANNING, ZONING & BUILDING DEPARTMENT
BUILDING DEPARTMENT
PHONE: 941-316-1966
FAX: 941-316-1970

501 BAY ISLES ROAD
LONGBOAT KEY, FL 34228
EAST BUILDING OF TOWN HALL

Date: 4/4/2025

NORTH SHORE LLC
380 North Shore Road – Unit 4
Longboat Key, FL 34228

Re: Notice of Substantial Damage Determination

Property Address: 380 North Shore Road – Unit 4
Longboat Key, FL 34228
Parcel ID#: 7812910250

Dear NORTH SHORE LLC,

As part of our recovery efforts, and at your Board's request, we have worked carefully to check and estimate the damage of each unit in your condominium that had significant damage in the recent flood and wind events from Hurricane Helene September 26, 2024 and Hurricane Milton on October 9, 2024. Based on this damage estimate, and as required by the National Flood Insurance Program (NFIP) and local floodplain management regulations, it has been determined that your condominium unit and structure was substantially damaged. This determination was made by comparing the cost estimate of the work required to restore your home to its pre-damage condition to the market value of the building (excluding land value). When the cost to repair equals or exceeds 50 percent of the market value of the home, the repair work is considered substantial damage.

Cost Estimate of Repairs: **\$ 387,467.75**
Pre-Damage Market Value of the Structure: **\$ 545,000.00**
Percentage of Market Value: **71.09%**

We would be pleased to meet with your designated representative to discuss the requirements and potential options for bringing the structure into compliance. Several issues must be addressed to achieve compliance.

The most significant requirement is that the lowest floor, as defined in the regulations and code, must be elevated to or above the Base Flood Elevation of 9', plus 1' as per the 2023 Florida Building Code, (10' minimum) or any other elevation specified in the regulations/code on the FIRM, Panel Number 12081C0279F.

If you have any questions regarding this information, please contact Neal Mazzei, CFM at 941-316-1966.

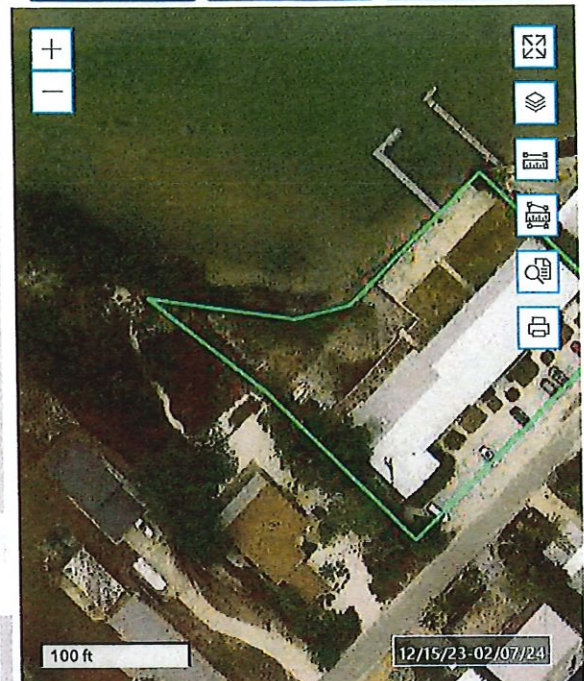
Regards,

Patti Fige, CBO, CFM, LEED AP BD+C
Building Official
2024 President of the Manasota Chapter – Building Officials Association of Florida
Town of Longboat Key
501 Bay Isles Road
Longboat Key, Florida 34228
(941) 361-6411, Ext. 2521
pfige@longboatkey.org

Parcel ID: **7812910250**
 Ownership: NORTH SHORE LLC
 Owner Type: CORPORATION
 Mailing: NORTH SHORE LLC, 380 NORTH SHORE RD UNIT 4, LONGBOAT KEY FL 34228
 Address:

Situs Address: **380 NORTH SHORE RD UNIT 4, LONGBOAT KEY, FL 34228-1147**
 Jurisdiction: **TOWN OF LONGBOAT KEY**
 Tax District: 0156; LONGBOAT KEY GULFSIDE DISTRICT
 Sec/Twp/Rge: 15-35S-16E
 Neighborhood: 6413; LONGBOAT PASS CONDO
 Condominium: 7812900; LONGBOAT PASS; **CB 1/94**
 Short: UNIT 4 LONGBOAT PASS CONDOMINIUM PI#78129.1025/0
 Description:

FEMA Value: **\$545,000 as of January 1, 2024**
 Zoning/Flood: [View this parcel on Manatee County's website](#)
 Info:
 Land Use: 0464; **CONDOMINIA UNINHABITABLE**
 Land Size: 0.0000 Acres or 0 Square Feet
 Building Area: 672 SqFt Under Roof / 512 SqFt Living or Business Area / 672 SqFt Residential



Esri Community Maps Contributors, Manatee County Go... Powered by Esri

PIC SKE BEV GSV

SLS EXM BUS ADR INS

Sale Date	Book / Page Instrument	Instrument Type	Vacant / Improved	Qualification Code	Sale Price
10/12/2023	202341110156	WD	9 I	01	565,000 NORTH SHORE LLC
10/13/2022	202241126097	SW	9 I	11	10 LOGAN, MICHAEL C
04/04/2022	202241054001	QC	9 I	14	10 LOGAN, MICHAEL C
09/15/2020	202041099575	WD	9 I	01	260,000 LOGAN, MICHAEL C
06/15/2020	202041055010	TD	9 I	01	231,000 LOGAN, MICHAEL C

VAL LND BLD FEA PER

Tax Year	Homestead Exemption	Land Value	Improvements Value	Just/Market Value	Non-School Assessed Value	School Assessed Value	County Taxable Value	School Taxable Value	Municipality Taxable Value
2024	No	0	463,250	463,250	463,250	463,250	463,250	463,250	7,118.91
2023	Yes	0	412,250	412,250	205,381	150,381	150,381	150,381	2,531.77
2022	No	0	215,250	215,250	192,500	215,250	192,500	192,500	3,222.72
2021	No	0	175,000	175,000	175,000	175,000	175,000	175,000	2,935.85
2020	No	0	165,000	165,000	165,000	165,000	165,000	165,000	2,803.65
2019	No	0	155,000	155,000	155,000	155,000	155,000	155,000	2,610.09
2018	No	0	155,000	155,000	155,000	155,000	155,000	155,000	2,653.72
2017	No	0	152,900	152,900	152,900	152,900	152,900	152,900	2,509.68
2016	No	0	148,350	148,350	141,889	148,350	141,889	141,889	2,428.12
2015	No	0	128,990	128,990	128,990	128,990	128,990	128,990	2,222.54
2014	No	1	115,162	115,163	115,163	115,163	115,163	115,163	2,006.46
2013	No	1	122,513	122,514	122,514	122,514	122,514	122,514	2,044.31



380 N Shore Rd, Unit 4, Longboat Key, FL, 34228, USA

380 N Shore Rd, Longboat Key, FL, 34228, USA

380 N Shore Rd, Longboat Key, FL, 34228, USA

380 N Shore Rd, Longboat Key, FL, 34228, USA

Search result

Zoom to

380 N Shore Rd, Unit 4, Longboat Key, Florida, 34228

☐ ×

Click on the map to retrieve elevation

Feet: 4.85
Meters: 1.48

DD: 27.43842, -82.68776
DMS: 27 26 18.297N 082 41 15.954W
UTM: 17R 333188 3036127
USNG: 17R LL 33188381 36127686
MGRS: 17R LL 33188381 36127686

Clear

Longbeach

2D/3D

Scale: 1:3,69
Zoom Level:



Substantial Damage Estimate Residential Inspection

380 N Shore Rd Unit 4, Longboat Key, FL 34228

Estimated damage summary

Percent damaged (Estimated damage cost/Market value)	71.095%
Basis for replacement cost	Other replacement cost estimate
Replacement cost	\$545,000.00
Basis for market value	Other value estimate
Market value	\$545,000.00
Estimated damage cost	\$387,467.75

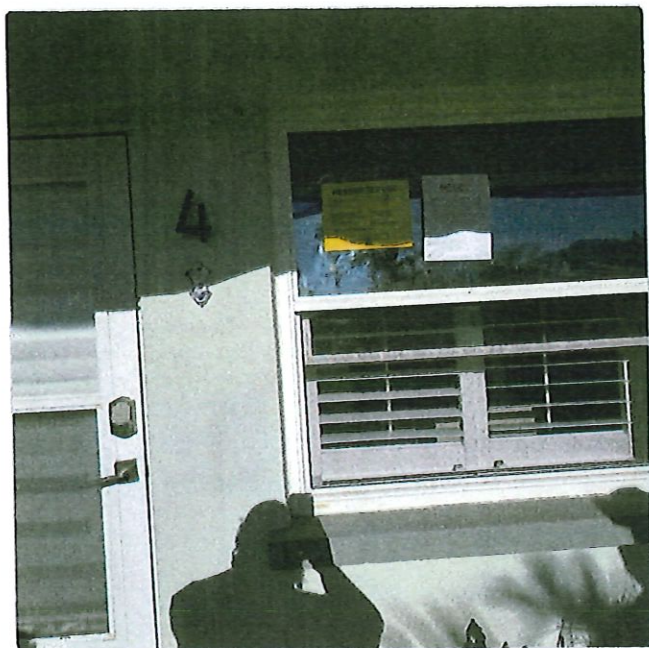
Estimated computed damages breakdown

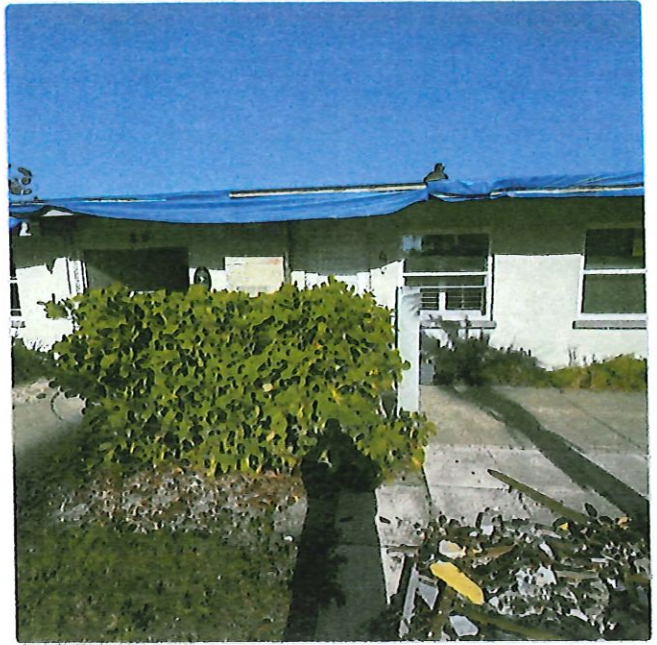
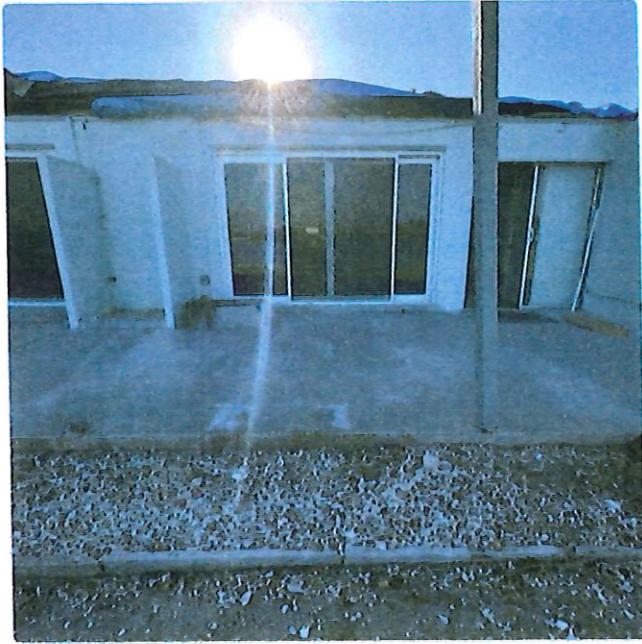
Element	Structure %	Element Cost	Damage	Damage Value
Foundation	8	\$43,600.00	55%	\$23,980.00
Superstructure	15.9	\$86,655.00	40%	\$34,662.00
Roof covering	4.3	\$23,435.00	60%	\$14,061.00
Exterior finish	7	\$38,150.00	30%	\$11,445.00
Interior finish	13.2	\$71,940.00	100%	\$71,940.00
Doors & windows	15.8	\$86,110.00	100%	\$86,110.00
Cabinets & countertops	4.5	\$24,525.00	100%	\$24,525.00
Floor finish	7.9	\$43,055.00	100%	\$43,055.00
Appliances	4.2	\$22,890.00	100%	\$22,890.00
Plumbing	8.6	\$46,870.00	25%	\$11,717.50
Electrical	4.9	\$26,705.00	45%	\$12,017.25
HVAC	5.7	\$31,065.00	100%	\$31,065.00
Totals		\$545,000.00		\$387,467.75

Notes

Resident not home at time of inspection home has not been gutted. However, toe kicks have been removed from cabinetry. There is roof damage to exterior with facial rafters and post damage will require foot flood cut a yellow tag and notice was left on the front door. There's no other exterior damage noted due to the wind. Will require HVAC and mechanical repairs.

Photos





Q Address ▾ null

Zone AE
(EL 9 feet)

N Shore Rd

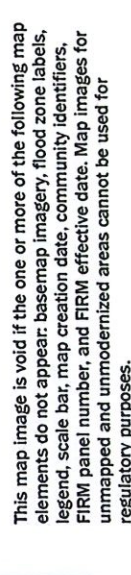
N Shore Rd

N Shore Rd



Effective FIRM







TOWN OF LONGBOAT KEY
PLANNING, ZONING & BUILDING DEPARTMENT
BUILDING DEPARTMENT
PHONE: 941-316-1966
FAX: 941-316-1970

501 BAY ISLES ROAD
LONGBOAT KEY, FL 34228
EAST BUILDING OF TOWN HALL

Date: 4/4/2025

Patrice Ryan
P.O. Box 58
Buffalo, NY 14231-0058

Re: Notice of Substantial Damage Determination

Property Address: 380 North Shore Road – Unit 5
Longboat Key, FL 34228
Parcel ID#: 7812910300

Dear Patrice Ryan,

As part of our recovery efforts, and at your Board's request, we have worked carefully to check and estimate the damage of each unit in your condominium that had significant damage in the recent flood and wind events from Hurricane Helene September 26, 2024 and Hurricane Milton on October 9, 2024. Based on this damage estimate, and as required by the National Flood Insurance Program (NFIP) and local floodplain management regulations, it has been determined that your condominium unit and structure was substantially damaged. This determination was made by comparing the cost estimate of the work required to restore your home to its pre-damage condition to the market value of the building (excluding land value). When the cost to repair equals or exceeds 50 percent of the market value of the home, the repair work is considered substantial damage.

Cost Estimate of Repairs: **\$ 407,387.50**
Pre-Damage Market Value of the Structure: **\$ 545,000.00**
Percentage of Market Value: **74.75%**

We would be pleased to meet with your designated representative to discuss the requirements and potential options for bringing the structure into compliance. Several issues must be addressed to achieve compliance.

The most significant requirement is that the lowest floor, as defined in the regulations and code, must be elevated to or above the Base Flood Elevation of 9', plus 1' as per the 2023 Florida Building Code, (10' minimum) or any other elevation specified in the regulations/code on the FIRM, Panel Number 12081C0279F.

If you have any questions regarding this information, please contact Neal Mazzei, CFM at 941-316-1966.

Regards,

Patti Fige, CBO, CFM, LEED AP BD+C
Building Official
2024 President of the Manasota Chapter – Building Officials Association of Florida
Town of Longboat Key
501 Bay Isles Road
Longboat Key, Florida 34228
(941) 361-6411, Ext. 2521
pfige@longboatkey.org

Parcel ID: **7812910300**

Ownership: RYAN, PATRICE M; RYAN, PATRICE M REV TRUST NO 1 DTD 03/14/2011
 Owner Type: TRUSTEE; REVOCABLE TRUST
 Mailing RYAN, PATRICE M, RYAN, PATRICE M REV TRUST NO 1, PO BOX 58, BUFFALO NY
 Address: 14231-0058

Site Address: **380 NORTH SHORE RD UNIT 5, LONGBOAT KEY, FL 34228-1113**

Jurisdiction: **TOWN OF LONGBOAT KEY**
 Tax District: 0156; LONGBOAT KEY GULFSIDE DISTRICT
 Sec/Twp/Rge: 15-35S-16E
 Neighborhood: 6413; LONGBOAT PASS CONDO
 Condominium: 7812900; LONGBOAT PASS; CB 1/94

Short UNIT 5 LONGBOAT PASS CONDOMINIUM DP78129.1030/0 PI#78129.1030/0

Description:

FEMA Value: **\$545,000 as of January 1, 2024**

Zoning/Flood [View this parcel on Manatee County's website](#)

Info:

Land Use: 0464; **CONDOMINIA UNINHABITABLE**

Land Size: 0.0000 Acres or 0 Square Feet

Building Area: 672 SqFt Under Roof / 512 SqFt Living or Business Area / 672 SqFt Residential



Sale Date	Book / Page Instrument	Instrument Type	Vacant / Improved	Qualification Code	Sale Price
04/20/2022	202241053418	WD	91	01	501,000 RYAN, PATRICE M
11/29/2013	2500 / 5177	WD	91	01	150,000 BANACH, GREGORY E
09/28/2009	2315 / 2255	WD	91	11	10 ARMSTRONG, H GUY
04/27/2009	2296 / 866	QC	91	11	1 ARMSTRONG, H GUY

Tax Year	Homestead Exemption	Land Value	Improvements Value	Just/Market Value	Non-School Assessed Value	School Assessed Value	County Taxable Value	School Taxable Value	Municipality Taxable Value
2024	No	0	463,250	463,250	453,475	463,250	453,475	453,475	7,030.26
2023	No	0	412,250	412,250	412,250	412,250	412,250	412,250	6,500.43
2022	No	0	215,250	215,250	192,500	215,250	192,500	192,500	3,222.72
2021	No	0	175,000	175,000	175,000	175,000	175,000	175,000	2,935.85
2020	No	0	165,000	165,000	165,000	165,000	165,000	165,000	2,803.65
2019	No	0	155,000	155,000	155,000	155,000	155,000	155,000	2,610.09
2018	No	0	155,000	155,000	155,000	155,000	155,000	155,000	2,653.72
2017	No	0	152,900	152,900	152,900	152,900	152,900	152,900	2,509.68
2016	No	0	148,350	148,350	139,347	148,350	139,347	139,347	2,403.01
2015	No	0	128,990	128,990	126,679	128,990	126,679	126,679	2,199.54
2014	No	1	115,162	115,163	115,163	115,163	115,163	115,163	2,006.46
2013	No	1	122,513	122,514	122,514	122,514	122,514	122,514	2,044.31



380 N Shore Rd, Unit 5, Longboat Key, FL, 34228, USA

380 N Shore Rd, Unit 5, Longboat Key, FL, 34228, USA

380 N Shore Rd, Longboat Key, FL, 34228, USA

380 N Shore Rd, Longboat Key, FL, 34228, USA

Search result

Zoom to

380 N Shore Rd, Unit 5, Longboat Key, Florida, 34228



***** THE NATIONAL MAP 3D VIEWER BETA RELEASE *****

Click on the map to retrieve elevation

Feet: 4.85

Meters: 1.48

DD: 27 43842, -82.68776

DMS: 27 26 18.297N 082 41 15.954W

UTM: 17R 333188 3036127

USNG: 17R LL 33188381 36127686

MGRS: 17R LL 33188381 36127686

Clear

Longbeach

Scale: 1:3,691

Zoom Level: 17

Powered by Esri



Substantial Damage Estimate Residential Inspection

380 N Shore Rd Unit 5, Longboat Key, FL 34228

Estimated damage summary

Percent damaged (Estimated damage cost/Market value)	74.75%
Basis for replacement cost	Other replacement cost estimate
Replacement cost	\$545,000.00
Basis for market value	Other value estimate
Market value	\$545,000.00
Estimated damage cost	\$407,387.50

Estimated computed damages breakdown

Element	Structure %	Element Cost	Damage	Damage Value
Foundation	8	\$43,600.00	60%	\$26,160.00
Superstructure	15.9	\$86,655.00	50%	\$43,327.50
Roof covering	4.3	\$23,435.00	60%	\$14,061.00
Exterior finish	7	\$38,150.00	45%	\$17,167.50
Interior finish	13.2	\$71,940.00	100%	\$71,940.00
Doors & windows	15.8	\$86,110.00	100%	\$86,110.00
Cabinets & countertops	4.5	\$24,525.00	100%	\$24,525.00
Floor finish	7.9	\$43,055.00	100%	\$43,055.00
Appliances	4.2	\$22,890.00	100%	\$22,890.00
Plumbing	8.6	\$46,870.00	35%	\$16,404.50
Electrical	4.9	\$26,705.00	40%	\$10,682.00
HVAC	5.7	\$31,065.00	100%	\$31,065.00
Totals		\$545,000.00		\$407,387.50

Notes

Resident not home at the time of assessment. Roofing metals on rear elevation shows wind damage. 20 inch waterline noted to front elevation. Restricted use and noticed applied upon front elevation home does not appear to be gutted. Home will need a 4 foot gut. HVAC unit appears to be above the waterline noted.

Photos





Q Address ▾ null

Zone AE
(EL 9 feet)

Phelan St

Phelan St

Phelan St



Effective FIRM



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS Without Base Flood Elevation (BFE) With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway	
OTHER AREAS OF FLOOD HAZARD 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone 2) Future Conditions 1% Annual Chance Flood Hazard (Zone X) Area with Reduced Flood Risk due to Levee. See Notes. (Zone X) Area with Flood Risk due to Levee (Zone D)	
OTHER AREAS NO SCREEN Area of Minimal Flood Hazard (Zone X) Effective LOMRS Area of Undetermined Flood Hazard (Zone C)	
GENERAL STRUCTURES Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall	
CROSS SECTIONS WITH 1% ANNUAL CHANCE WATER SURFACE ELEVATION Cross Section with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature	
MAP PANELS Digital Data Available No Digital Data Available Unmapped	

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/13/2025 at 11:12 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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