

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

LONGBOAT KEY, FL 34228 EAST BUILDING OF TOWN HALL

501 BAY ISLES ROAD

FAX: 941-316-1970

Date: 4/4/2025

Stephen and Lynn Roberts 9527 Camino CV Bradenton, FL 34210

Re: Notice of Substantial Damage DeterminationProperty Address: 380 North Shore Road – Unit 6

Longboat Key, FL 34228 Parcel ID#: 7812910359

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 predamage 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: \$438,252.00

Pre-Damage Market Value of the Structure: \$ 590,000.00

Percentage of Market Value: 74.28%

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

PRC TRM TXB Parcel ID: 7812910359 Ownership: ROBERTS, STEPHEN M; ROBERTS, LYNN; ROBERTS LIVING TRUST DTD 3/3/23 Owner Type: TRUSTEE & HUSBAND OR WIFE; TRUSTEE & SPOUSE; UNDER TRUST Mailing ROBERTS, STEPHEN M, ROBERTS, LYNN, ROBERTS LIVING TRUST DTD 3/3/23, Address: 9527 CAMINO CV, BRADENTON FL 34210 Situs Address: 380 NORTH SHORE RD UNIT 6, 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 6 LONGBOAT PASS CONDOMINIUM PI#78129.1035/9 Description: FEMA Value: \$590,000 as of January 1, 2024

Zoning/Flood View this parcel on Manatee County's website

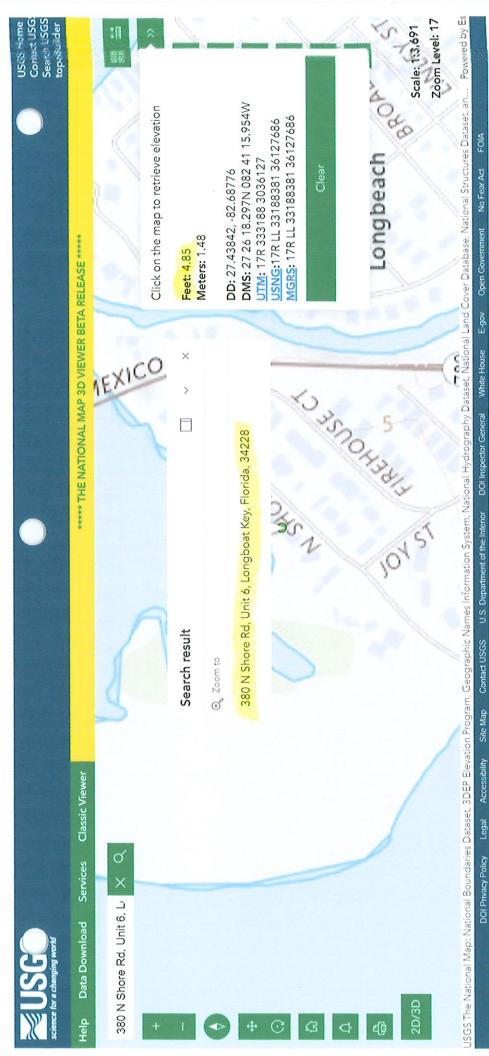
Land Use: 0464; CONDOMINIA UNINHABITABLE Land Size: 0.0000 Acres or 0 Square Feet

SLS	E	XM	BUS		ADR	INS	
Sale Date	Book / Page Instrument	Instrument Type	t Vacant / Improved		fication ode	Sale Price	
2/10/2025	202541022386	WD	91	11	10	ROBERTS, STEPHER	111
1/13/2023	202341121423	WD	81	01	575,000	ROBERTS, STEPHER	им 🥻
2/13/2020	202041015989	WD	91	01	225,000	DERWORT, DARRY	
3/21/2018	2720 / 3248	QC	91	11	10	RUBINSTEIN, JON	L
F /7 / /2012	2422 / 2502	MD	01	Λ1	125 000	DUDINICTEINI IONI	. 11
	VAL		LND			BLD	
Tax Year ▼	Homestead Exemption	Land Value	Improvem	ents /alue	Just/Market Value	Non-Scho Assessed Val	
2024	No	0	501,500	501,500	501,500	501,500	501,500
2023	No	0	446,250	446,250	229,900	446,250	229,900
2022	No	0	231,000	231,000	209,000	231,000	209,000
2021	No	0	100,000	100,000	190,000	190,000	190,000



		VAL			LND		BLD			FEA		PER	
Tax Year	•	Homestead Exemption		Land Value	Improvements Value	Just/Market Value	Non-Se Assessed		School ssessed Value	County Taxable Value	Sche Taxable Va		Municipality Taxable Value
2024	1	No	0	501,50	501,500	501,500	501,500	501,500	501,500	501,500	501,500	7,706.72	442.34
2023	1	No	0	446,25	446,250	229,900	446,250	229,900	446,250	229,900	229,900	5,014.32	442.33
2022	1	No	0	231,00	231,000	209,000	231,000	209,000	231,000	209,000	209,000	3,481.33	442.32
2021	1	No	0	190,00	190,000	190,000	190,000	190,000	190,000	190,000	190,000	3,187.49	442.31
2020	١	es	0	185,00	185,000	158,565	158,565	108,565	133,565	108,565	108,565	2,019.01	442.29
2019	١	es es	0	155,00	00 155,000	155,000	155,000	105,000	130,000	105,000	105,000	1,946.50	442.26
2018	١	les .	0	155,00	00 155,000	154,646	154,646	104,646	129,646	104,646	104,646	1,974.88	439.33
2017	١	/es	0	152,9	00 152,900	151,465	151,465	101,465	126,465	101,465	101,465	1,830.67	196.25
2016	١	les .	0	148,3	50 148,350	148,350	148,350	98,350	123,350	98,350	98,350	1,825.05	196.25
2015	1	No	0	128,9	90 128,990	126,679	128,990	126,679	128,990	126,679	126,679	2,199.54	0.00
2014	1	No	1	115,1	62 115,163	115,163	115,163	115,163	115,163	115,163	115,163	2,006.46	0.00
2013	,	/es	1	122,5	13 122,514	122,514	122,514	72,514	97,514	72,514	72,514	1,399.30	0.00







Substantial Damage Estimate Residential Inspection

380 N Shore Rd Unit 6, Longboat Key, FL 34228

Estimated damage summary

Percent damaged (Estimated damage cost/Market value)

74.28%

Basis for replacement cost	Other replacement cost estimate
Replacement cost	\$590,000.00
Basis for market value	Other value estimate
Market value	\$590,000.00
Estimated damage cost	\$438,252.00

Estimated computed damages breakdown

Element	Structure %	Element Cost	Damage	Damage Value
Foundation	8	\$47,200.00	60%	\$28,320.00
Superstructure	15.9	\$93,810.00	45%	\$42,214.50
Roof covering	4.3	\$25,370.00	60%	\$15,222.00
Exterior finish	7	\$41,300.00	40%	\$16,520.00
Interior finish	13.2	\$77,880.00	100%	\$77,880.00
Doors & windows	15.8	\$93,220.00	100%	\$93,220.00
Cabinets & countertops	4.5	\$26,550.00	100%	\$26,550.00
Floor finish	7.9	\$46,610.00	100%	\$46,610.00
Appliances	4.2	\$24,780.00	100%	\$24,780.00
Plumbing	8.6	\$50,740.00	40%	\$20,296.00
Electrical	4.9	\$28,910.00	45%	\$13,009.50
HVAC	5.7	\$33,630.00	100%	\$33,630.00
Totals		\$590,000.00		\$438,252.00

Notes

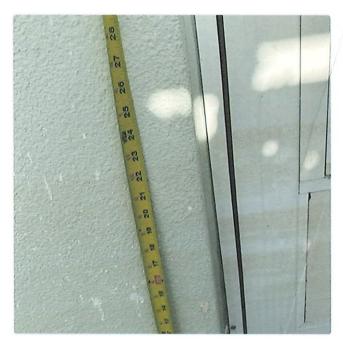
Homeowner not present at the time of inspection. 23 inch waterline noted to front elevation. Significant roof damage noted due to wind. . Home does not appear to be gutted and will need a bare minimum of 4 foot gut. Notice and restriction use has been placed on front door.

Photos

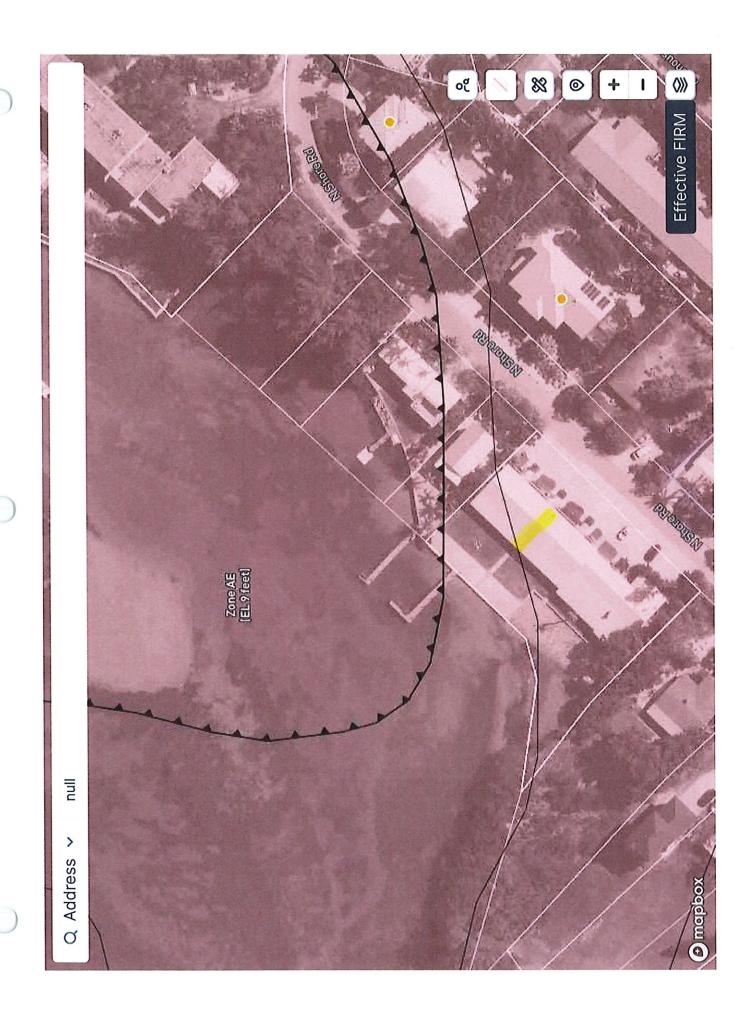






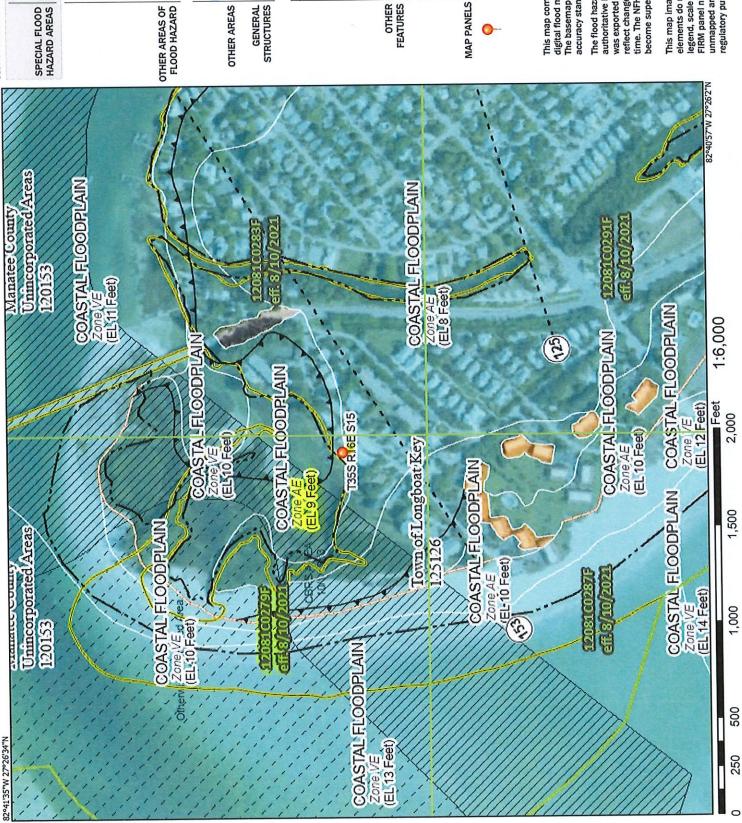






Nations Flood Hazard Layer FIRMette





Legend

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

Zone A. V. A99 With BFE or Depth Zone AE, AO, AH, VE, AR Without Base Flood Elevation (BFE)

Regulatory Floodway

depth less than one foot or with drainag areas of less than one square mile Zone. Future Conditions 1% Annual

of 1% annual chance flood with average

0.2% Annual Chance Flood Hazard, Area

Area with Flood Risk due to Levee Zone D Area with Reduced Flood Risk due to Chance Flood Hazard Zone X Levee. See Notes. Zone X

No screen Area of Minimal Flood Hazard Zone X **Effective LOMRs**

Area of Undetermined Flood Hazard Zong

Channel, Culvert, or Storm Sewer STRUCTURES | 1111111 Levee, Dike, or Floodwall

GENERAL

Cross Sections with 1% Annual Chance Water Surface Elevation 17.5

Base Flood Elevation Line (BFE) Coastal Transect mm 513 mm

Jurisdiction Boundary Limit of Study

Coastal Transect Baseline Profile Baseline

OTHER

FEATURES

Hydrographic Feature

Digital Data Available

No Digital Data Available Unmapped

MAP PANELS

point selected by the user and does not represe The pin displayed on the map is an approximate 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

authoritative NFHL web services provided by FEMA. This map reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or was exported on 6/13/2025 at 11:12 AM and does not The flood hazard information is derived directly from the 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, FIRM panel number, and FIRM effective date. Map images for legend, scale bar, map creation date, community identifiers, 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

Richard and Wendy Hosto 834 Antonette Avenue Winter Park, FL 32789

Re: Notice of Substantial Damage Determination Property Address: 380 North Shore Road – Unit 7

Longboat Key, FL 34228 Parcel ID#: 7812910409

Dear Richard and Wendy,

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 predamage 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: \$ 430,552.50

Pre-Damage Market Value of the Structure: \$ 590,000.00

Percentage of Market Value: 72.98%

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

TXB EST TRM OBL Parcel ID: 7812910409 Ownership: HOSTO, RICHARD M; HOSTO, WENDY M Owner Type: HUSBAND OR WIFE; SPOUSE Mailing HOSTO, RICHARD M, HOSTO, WENDY M, 834 ANTONETTE AVE, WINTER PARK FL Address: 32789 Situs Address: 380 NORTH SHORE RD UNIT 7, 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 7 LONGBOAT PASS CONDOMINIUM PI#78129.1040/9 Description: FEMA Value: \$590,000 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 ADR INS BUS **EXM** Qualification Book / Page Instrument Vacant / Sale Price Sale Date ♥ Code Instrument Type Improved 244,500 HOSTO, RICHARD M 81 01 10/04/2019 201941099524 WD 12/15/23-02/07/24 100 ft 01 185,000 SCHLABACH, SCOTT R WD 91 11/10/2017 2700 / 5909 Esri Community Maps Contributors, Manatee County Go... Powered by Esri 185,000 81 01 TINSTAR LLC 04/15/2004 1917 / 6386 WD BEV **GSV** PIC SKE 80,000 MILBRANDT, DENNIS I 81 01 DE 05/03/1996 1486 / 5749 DUNITINI DOCCI EV.T חחח חד. 11 /01 /1001 1016 /105 PER BLD FEA LND Municipality School County School Just/Market Non-School Homestead Land Improvements Taxable Value Taxable Value Taxable Value Assessed Value Assessed Value Value Tax Year Exemption Value 252,890 5,452.23 0.00 501,500 252,890 501,500 252,890 501,500 252,890 501.500 0 2024 No 0.00 229,900 446,250 229,900 229,900 5,014.32 229,900 446,250 0 446,250 446,250 2023 No 3,481,33 0.00 209,000 209,000 231,000 209,000 231,000 231,000 209,000 2022 No 0 231,000 190,000 3,187.49 0.00 190,000 190,000 190,000 190,000 0 190,000 190,000 190,000 2021 No 0.00 185,000 185,000 185,000 185,000 3.143,49 185,000 185,000 185,000 0 185,000 2020 No 155,000 155,000 2,610.09 0.00 155,000 155,000 155,000 155,000 155,000 0 155,000 2019 No 155,000 155,000 2,653.72 0.00 155,000 155,000 155,000 155,000 155,000 2018 No 0 155,000 2,509.68 196.25 152,900 152,900 152,900 152,900 152,900 n 152,900 152,900 152,900 2017 No 139,347 2,403.01 196.25 148,350 139,347 0 148,350 148,350 139,347 148,350 139.347 2016 No 0.00

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2015

2014

2013

No

No

No



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

Classic Viewer

Services

Help Data Download

380 N Shore Rd, Unit 7, L

Click on the map to retrieve elevation

Feet: 4.85

Search result

€ Zoom to

Meters: 1.48

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

380 N Shore Rd, Unit 7, Longboat Key, Florida, 34228

3

MGRS: 17R LL 33188381 36127686 USNG:17R LL 33188381 36127686

Longbeach

Scale: 1:3,69 Zoom Level:

SGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, an... Powered b



Substantial Damage Estimate Residential Inspection

380 N Shore Rd Unit 7, Longboat Key, FL 34228

Estimated damage summary

Percent damaged (Estimated damage cost/Market value)

72.975%

Basis for replacement cost	Other replacement cost estimate
Replacement cost	\$590,000.00
Basis for market value	Other value estimate
Market value	\$590,000.00
Estimated damage cost	\$430,552.50

Estimated computed damages breakdown

Element	Structure %	Element Cost	Damage	Damage Value
Foundation	8	\$47,200.00	60%	\$28,320.00
Superstructure	15.9	\$93,810.00	40%	\$37,524.00
Roof covering	4.3	\$25,370.00	60%	\$15,222.00
Exterior finish	7	\$41,300.00	45%	\$18,585.00
Interior finish	13.2	\$77,880.00	100%	\$77,880.00
Doors & windows	15.8	\$93,220.00	100%	\$93,220.00
Cabinets & countertops	4.5	\$26,550.00	100%	\$26,550.00
Floor finish	7.9	\$46,610.00	100%	\$46,610.00
Appliances	4.2	\$24,780.00	100%	\$24,780.00
Plumbing	8.6	\$50,740.00	30%	\$15,222.00
Electrical	4.9	\$28,910.00	45%	\$13,009.50
HVAC	5.7	\$33,630.00	100%	\$33,630.00
Totals		\$590,000.00		\$430,552.50

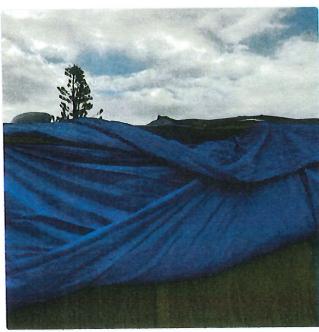
Notes

Resident not home at the time of assessment. Home does not appear to have been gutted at the time of assessment 25 1/2 inch waterline noted to front elevation. Significant roof damage to the metals and the sheeting on rear elevation due to wind. Restricted use notice is posted upon front elevation posted by LBK. Notice has been placed on front door.

Photos



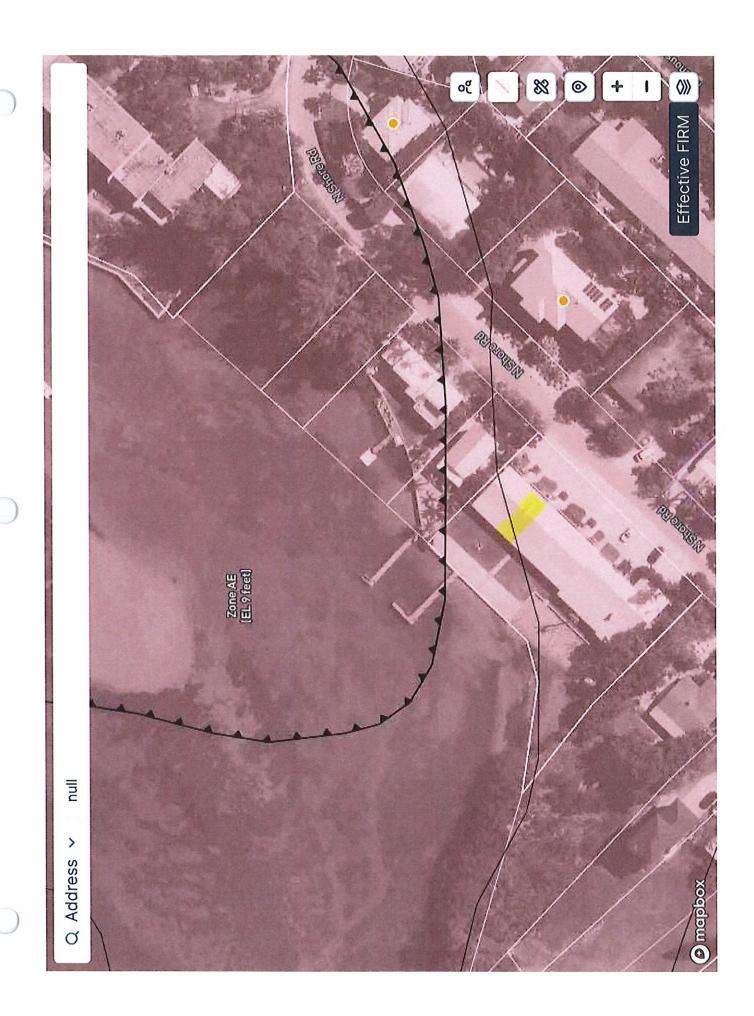






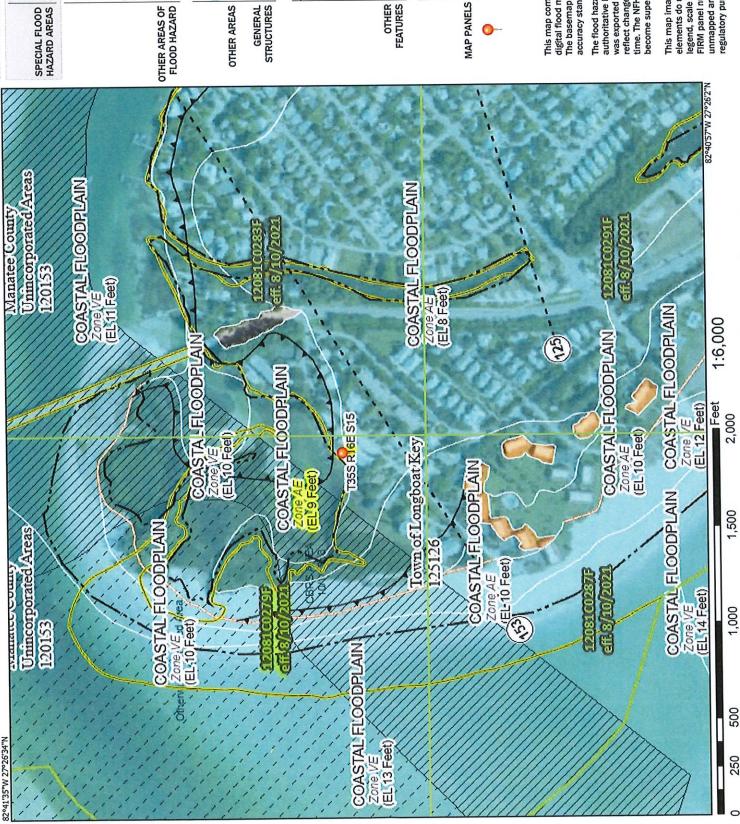






Nations Flood Hazard Layer FIRMette





Legend

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

Without Base Flood Elevation (BFE) Zone A. V. A99

With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile Zone

Area with Reduced Flood Risk due to Future Conditions 1% Annual Chance Flood Hazard Zone X Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

No screen Area of Minimal Flood Hazard Zone X **Effective LOMRs**

Area of Undetermined Flood Hazard Zong

Channel, Culvert, or Storm Sewer GENERAL - - - - Channel, Culvert, or Ston STRUCTURES | 1111111 Levee, Dike, or Floodwall Cross Sections with 1% Annual Chance Water Surface Elevation 17.5

Base Flood Elevation Line (BFE) Coastal Transect Limit of Study mm 213 mm

Coastal Transect Baseline **Jurisdiction Boundary**

Profile Baseline

OTHER

FEATURES

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

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

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

authoritative NFHL web services provided by FEMA. This map reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or was exported on 6/13/2025 at 11:12 AM and does not The flood hazard information is derived directly from the 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, FIRM panel number, and FIRM effective date. Map images for legend, scale bar, map creation date, community identifiers, unmapped and unmodernized areas cannot be used for regulatory purposes.

250



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

LONGBOAT KEY, FL 34228 EAST BUILDING OF TOWN HALL

501 BAY ISLES ROAD

FAX: 941-316-1970

Date: 4/4/2025

380 North Shore LLC 1620 N Colonial Terrace Arlington, VA 22209

Re: Notice of Substantial Damage Determination Property Address: 380 North Shore Road – Unit 8

Longboat Key, FL 34228 Parcel ID#: 7812910458

Dear 380 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 predamage 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: \$415,153.75

Pre-Damage Market Value of the Structure: \$ 545,000.00

Percentage of Market Value: 76.18%

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
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pfige@longboatkey.org



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2015

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DOI Privacy Policy Legal Accessibility Site Map Contact USGS U.S. Department of the Interior DOI Inspector General White House E-gov Open Government No Fear Act FOIA



Substantial Damage Estimate Residential Inspection

380 N Shore Rd Unit 8, Longboat Key, FL 34228

Estimated damage summary

Percent damaged (Estimated damage cost/Market value)

76.175%

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	\$415,153.75

Estimated computed damages breakdown

Element	Structure %	Element Cost	Damage	Damage Value
Foundation	8	\$43,600.00	100%	\$43,600.00
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	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	30%	\$14,061.00
Electrical	4.9	\$26,705.00	45%	\$12,017.25
HVAC	5.7	\$31,065.00	100%	\$31,065.00
Totals		\$545,000.00		\$415,153.75

Notes

Resident not home at the time of assessment. Rear elevation shows a 23 inch waterline. Front and rear roofing shows wind damage to the metal. Home does not appear to have been gutted at the time of assessment. Home will need a minimum of a 4 foot gut. Rear elevation shows a sliding glass door damaged. Yellow restricted use and noticed place upon front elevation.

Photos



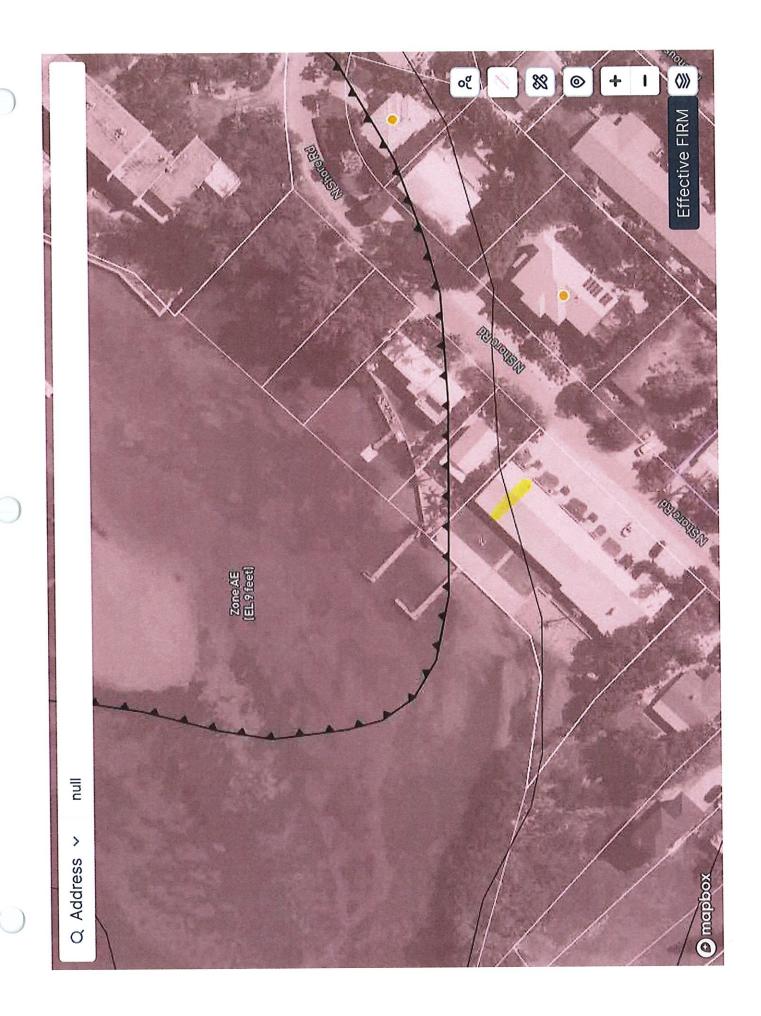






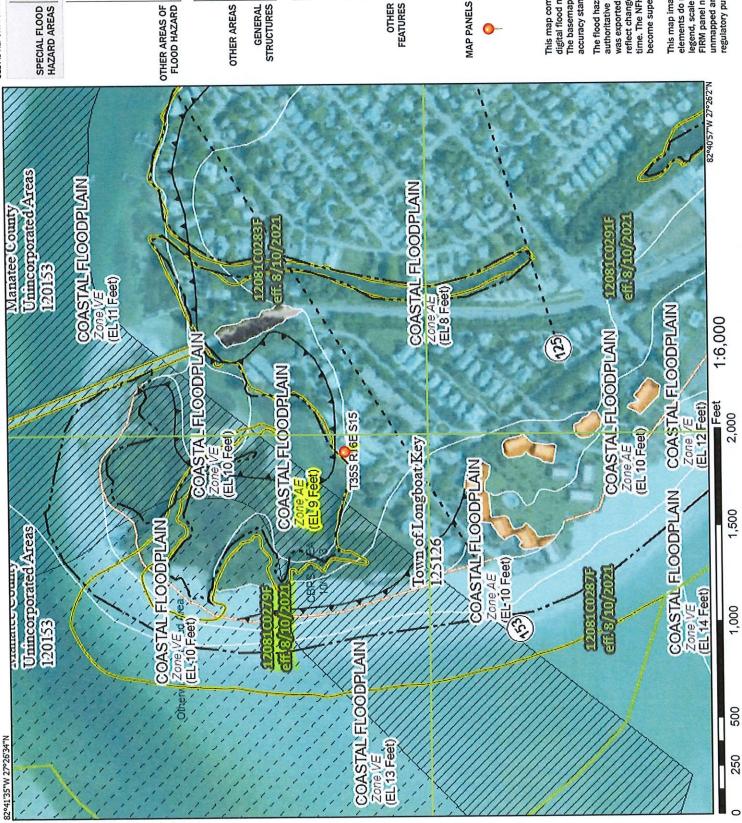






Nations Flood Hazard Layer FIRMette





Legend

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

Without Base Flood Elevation (BFE)

With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway 0.2% Annual Chance Flood Hazard, Area

depth less than one foot or with drainag areas of less than one square mile Zone of 1% annual chance flood with average 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

No screen Area of Minimal Flood Hazard Zone X

Area of Undetermined Flood Hazard Zone Channel, Culvert, or Storm Sewer **Effective LOMRs**

STRUCTURES | 1111111 Levee, Dike, or Floodwall

GENERAL

Cross Sections with 1% Annual Chance Water Surface Elevation 17.5

Base Flood Elevation Line (BFE) Jurisdiction Boundary Coastal Transect Limit of Study ---- 513 ----

Coastal Transect Baseline Hydrographic Feature Profile Baseline

OTHER FEATURES

No Digital Data Available Digital Data Available

Unmapped

MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represe 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

authoritative NFHL web services provided by FEMA. This map reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or was exported on 6/13/2025 at 11:12 AM and does not The flood hazard information is derived directly from the 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, FIRM panel number, and FIRM effective date. Map images for legend, scale bar, map creation date, community identifiers, 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

Maureen Merrigan 301 North Shore Road Longboat Key, FL 34228-1113

Re: Notice of Substantial Damage Determination Property Address: 380 North Shore Road – Unit 9

Longboat Key, FL 34228 Parcel ID#: 7812910508

Dear Maureen Merrigan,

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 predamage 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: \$423,819.25

Pre-Damage Market Value of the Structure: \$ 545,000.00

Percentage of Market Value: 77.77%

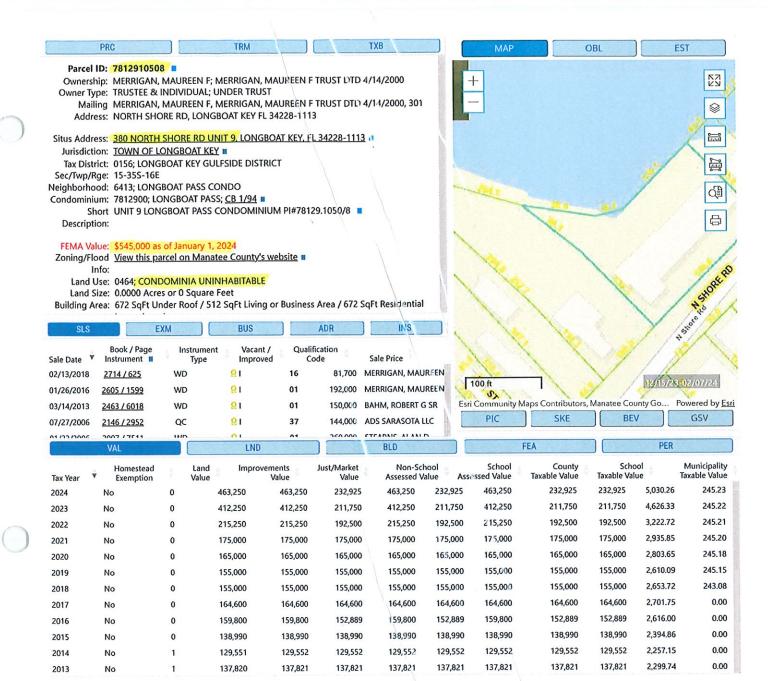
We would be pleased to meet with your designated representative to discuss the requirements and potential options for bringing the structure into compliance. Several issues must be addressed to achieve compliance.

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





3

4

Help

Powered by E: USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, an. Site Map Contact USGS U.S. Department of the Interior DOI Inspector General White House E-gov Open Government No Fear Act FOIA DOI Privacy Policy Legal Accessibility



Substantial Damage Estimate Residential Inspection

380 N Shore Rd #9, Longboat Key, FL 34228

Estimated damage summary

Percent damaged (Estimated damage cost/Market value)

77.765%

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	\$423,819.25

Estimated computed damages breakdown

Element	Structure %	Element Cost	Damage	Damage Value
Foundation	8	\$43,600.00	100%	\$43,600.00
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	30%	\$14,061.00
Electrical	4.9	\$26,705.00	45%	\$12,017.25
HVAC	5.7	\$31,065.00	100%	\$31,065.00
Totals		\$545,000.00		\$423,819.25

Notes

Resident not home at the time of assessment. Wind damage noted to roofing metals and material. 25 inch waterline noted to front elevation. The home does not appear to be gutted and will need at least a minimum of a 4 foot gut. HVAC unit does appear to be above the 25 inch waterline. Yellow restricted use and notice left on front door.

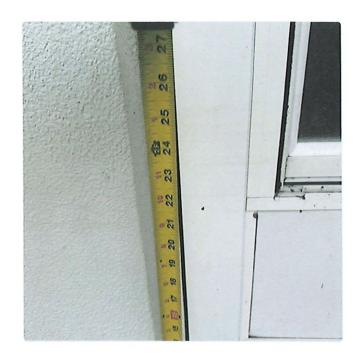
Photos



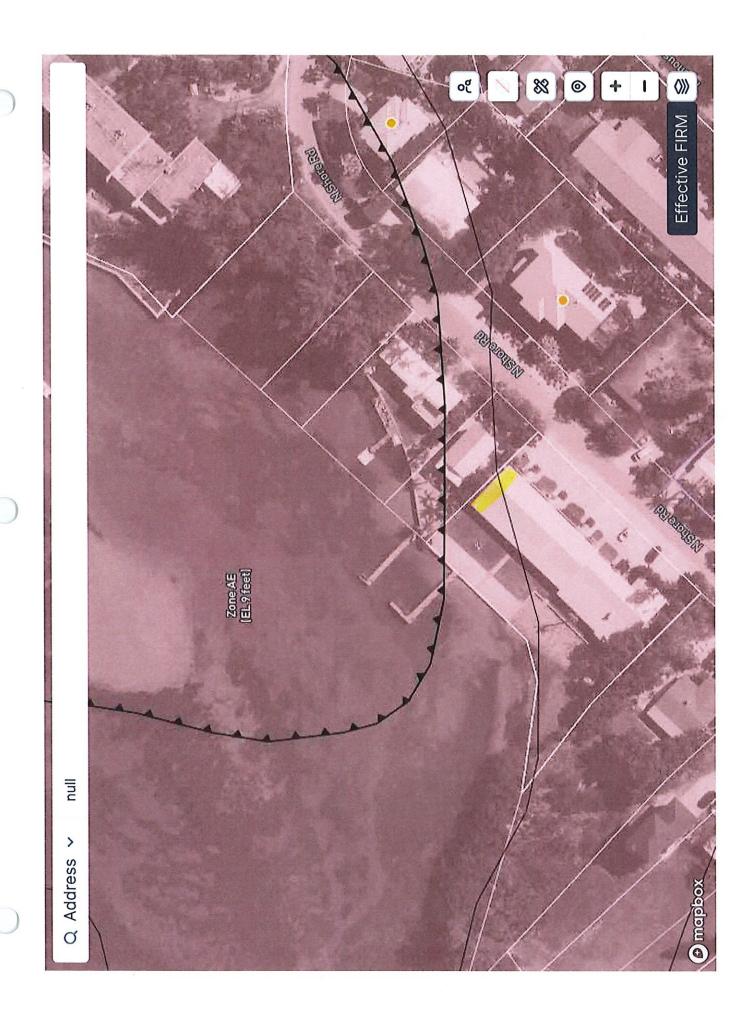






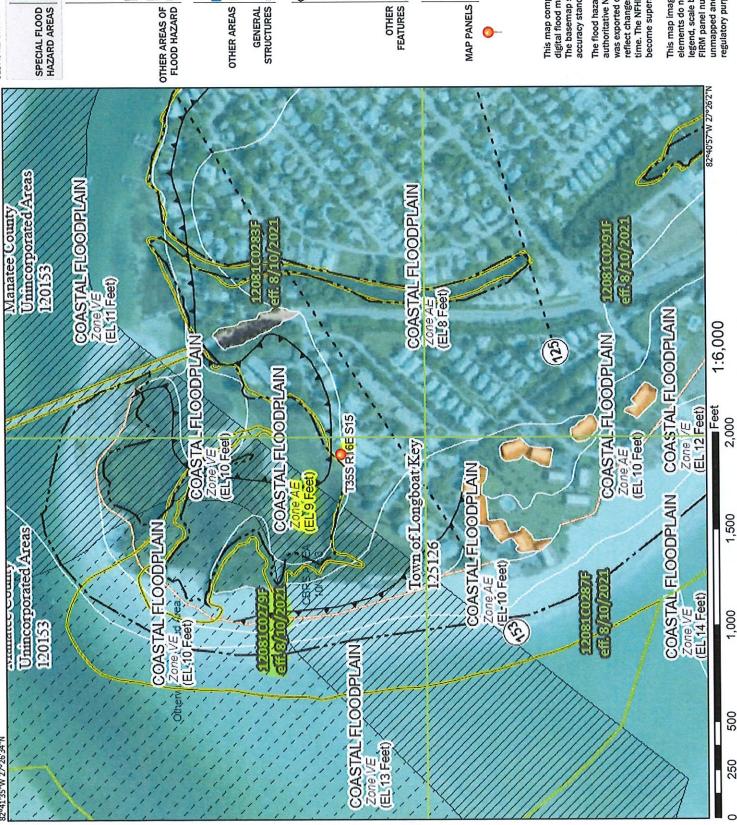






Nations Flood Hazard Layer FIRMette





Legend

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

With BFE or Depth Zone AE, AO, AH, VE, AR Without Base Flood Elevation (BFE) Zone A. V. A99 Regulatory Floodway SPECIAL FLOOD HAZARD AREAS

depth less than one foot or with drainag 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average areas of less than one square mile Zone Future Conditions 1% Annual

Area with Reduced Flood Risk due to Chance Flood Hazard Zone X Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

No screen Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone Channel, Culvert, or Storm Sewer GENERAL ---- Channel, Culvert, or Storr STRUCTURES 11111111 Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE) Jurisdiction Boundary Limit of Study mm 513 mm

Coastal Transect Baseline Profile Baseline

Hydrographic Feature

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 represe 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

authoritative NFHL web services provided by FEMA. This map reflect changes or amendments subsequent to this date and The flood hazard information is derived directly from the time. The NFHL and effective information may change or was exported on 6/13/2025 at 11:12 AM and does not 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, FIRM panel number, and FIRM effective date. Map images for legend, scale bar, map creation date, community identifiers, unmapped and unmodernized areas cannot be used for regulatory purposes.

200

250

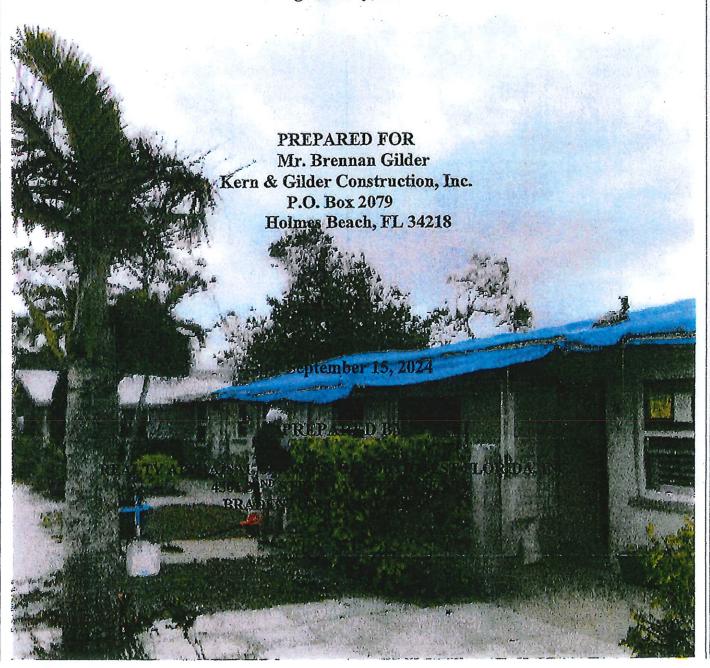
380 North Shore Condominum Project SDE

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

of Southwest Florida, Inc.

A RESTRICTED APPRAISAL REPORT FOR FEMA 50% VALUE ON

Longboat Pass Condominium 2 Buildings (9 Units) Longboat Key, FL 34228



February 14, 2025

Mr. Brennan Gilder Kern & Gilder Construction, Inc. P.O. Box 2079 Holmes Beach, FL 34218

Re: Appraisal Report for FEMA 50% RULE Purposes Longboat Pass Condominium Longboat Key, FL 34228

Dear Mr. Gilder:

In accordance with your request, I have personally inspected and appraised the real property at:

Longboat Pass Condominium Buildings 1 and 2 (9 units) Longboat Key, FL 34228

The purpose of this appraisal is to estimate the Net Structure & Actual Cash Value of the subject property, as improved for FEMA 50% Rule purposes. The function of the appraisal is to estimate the Structure Value for permitting Purposes.

This report was prepared using the building measurements from the Manatee County Clerks Web Site, measurements taken by our office, and information furnished by the Longboat pass Condominium Association, Inc. These plans are considered a part of this report by reference. The above value estimate is for hard costs only, and does not consider soft costs such as architect, financing or entrepreneurial profit.

This is a new report & we have not appraised this property in the past. Florida State Law requires 100% of the air conditioning to be included in the valuation.

of Southwest Florida, Inc.

Market Value is defined as:

The following definition of market value is used by agencies that regulate federally insured financial institutions in the United States:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller and buyer under conditions whereby:

Buyer and seller are typically motivated;

Both parties are well informed or well advised, and acting in what they consider their best interest;

A reasonable time is allowed for exposure in the open market; Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source; The Dictionary of Real Estate Appraisal 4th Addition)

Insurable (Interest) Value is defined as:

Insurable value is based on the replacement and/or reproduction cost of physical items that are subject to loss from hazards. Insurable value is the portion of the value of an asset or asset group that is acknowledged or recognized under the provisions of an applicable loss insurance policy. This site value, the site improvements including landscaping and improved parking areas, etc. are also not included in this value estimate.

Also not included are costs for debris removal and /or demolition after a storm or other catastrophe. We have included a separate estimated cost for demolition and removal of the structures that are valued in this report, excluding any hazardous material abatements and apply to the structure costs of the valued building and does not include debris removal and/or demolition costs for the unit owner's responsibilities. For partial demolition and/or debris removal, a proportional figure would need to be used.

The property rights appraised are the fee simple interest in the structural improvements owned by the condominium association. In my opinion, the estimated structure value of the property, for FEMA 50% Rule Purposes, as detailed in the attached detailed cost report, as of September 15, 2024 is:

Summary

Estimate ID:

2500304A Longboat Pass Condos

Property Owner:

Longboat Pass Condominium Owners

Address:

380 North Shore Rd.

City:

Longboat Key

State:

Florida

Zip/Postal Code:

34228

Surveyed By:

Gerald O. Russell

Survey Date:

09/15/2024

Cost Data As Of:

02/2025

Apartment (Low Rise) Cost New	Depreciation	Depreciated Cost
Building #1 – Units 5 Building #2 – Units 4	\$1,498,806 \$1,394,292		\$1,453,842 \$1,352,463
TOTAL COST	\$2,893,098 Cost New De	\$86,793 preciation	\$2,806,305 Depreciated Cost

The attached report contains the description, analysis, and supportive data for the conclusions, final estimate of value, descriptive photographs, limiting conditions and appropriate certifications.

Sincerely,

Signed: _

Gerald O. Russell

Cert. Gen. RZ1616

President, Appraiser

Did Physically Inspect the Property

The figures below are a separate estimated cost for demolition and removal of the structures that are valued in this report, excluding any hazardous materials abatement and apply to the structure costs of the valued buildings and does not include debris removal and/or demolition costs for the unit owner's responsibilities. For partial demolition and/or debris removal, a proportional figure would need to be used.

Demolition is based on:

Cost New - \$2,893,098 x 3.40% = \$98,365 Demolition Cost New

Depreciated Cost - \$2,806,305 x 3.40% = \$95,414

Demolition Depreciated Cost

Depending on the insurance policy the demolition costs may be needed and are from Marshall & Swift (Section 96, Page 1, See Attached) and are estimated costs from demolition and removal of the structures that are valued in this report, excluding any hazardous material abatements, and apply to the structure costs of the valued buildings and does not include debris removal and/or demolition costs for the unit owners responsibilities. For partial demolition and/or debris removal, a proportional figure would need to be used.

This report was prepared using the building measurements from the Manatee County Clerks Web Site, measurements taken by our office, and information by the Flamingo by the Bay Condominium Association, Inc. These plans are considered a part of this report by reference. The above value estimate is for hard costs only, and does not consider soft costs such as architects, financing or entrepreneurial profit.

The above cost estimate is for the portion of the buildings that are the responsibility of the Condominium Association, and the above costs do not include the interior finishes of the individual units.

CERTIFICATION OF APPRAISER Gerald O. Russell

The Appraiser certifies and agrees that, except as otherwise noted in this appraisal report:

1. The Appraiser has no present or contemplated future interest in the property appraised and that neither the employment to make this appraisal, nor the compensation for it, is contingent upon the appraised value of the property.

2. The Appraiser has no personal interest in or bias with respect to the subject matter of the appraisal report of the participants in the property, which is subject of this appraisal report.

3. The Appraiser has personally inspected the property, both inside and out, and that according to the best of the Appraisers knowledge and belief, all statements and information in this report are true and correct, and that the Appraiser has not knowingly withheld any significant information.

4. All contingent and limiting conditions are contained herein (imposed by the terms of the assignment or by the undersigned affecting the analysis, opinions, and conclusions contained in this report.)

- 5. This appraisal report has been made in conformity with and is subject to requirements of the Uniform Standards of Professional Appraisal Practice (USPAP) of The Appraisal Foundation and the Appraisal Institute, which includes the provision providing for peer review.
- 6. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the Appraiser whose signature appears on this appraisal report. No change of any item of the appraisal report shall be made by anyone other than the Appraiser, and the Appraiser shall have no responsibility for any such unauthorized change.
- 7. We do not authorize the out-of-context quoting from or partial reprinting of this appraisal report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public

- by the use of media for public communication without the prior written consent of the appraiser(s) signing this appraisal report.
- 8. The Appraiser analyses, opinions, and conclusions were developed, and this report has been prepared, in accordance with the standards and reporting requirements of the Appraisal Foundation.
- 9. No one provided significant professional assistance to the person(s) signing this report, except as noted in this report.
- 10. The appraisal assignment is not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- 11. I am currently certified under the State of Florida, and I comply with the State continuing education requirements for maintaining real estate broker and appraisal licenses.
- 12. My inspection of the subject took the following form: (x) on-site; (X) on-site, limited accessibility; () interior and exterior; () exterior only; or () review without inspection.

13. Therefore, as of 09/15/2024 the total estimated Net Structure Value (Actual Cash Value), for FEMA 50% Rule Purposes is:

Multiple Residence (L	ow Rise)	Cost I	New	Depreciation	n Depreciated Cost
Building #1 – Units 5 Building #2 – Units 4		\$1,498 \$1,394		\$44,964 \$41,829	\$1,453,842 \$1,352,463
TOTAL COST	\$2,89 Cost New	3,098	Dep	\$86,793 preciation	\$2,806,305 Depreciated Cost

Signed:

Gerald O. Russell Cert. Gen. RZ1616 President, Appraiser Did Physically Inspect the Property

380 N Shore Condominium Xactimate Cost Estimate

Client:

380 N Shore Rd #1-#9

Property:

380 N Shore Rd

Longboat Key, FL 34228

Operator:

BAYOU.CL

Estimator:

Joe Saltalamacchia

Company:

Work Force Group

Business:

(228) 304-5058

E-mail:

joe.saltalamacchia@wfgrp.

org

Type of Estimate:

Hurricane

Date Entered:

5/10/2025

Date Assigned:

Price List:

FLSR8X_MAY25

Labor Efficiency:

Restoration/Service/Remodel

Estimate:

380NSHORERDLBK#1

Recap by Category

O&P Items	Total	%
APPLIANCES	3,721.86	0.13%
CABINETRY	159,420.74	5.56%
CONCRETE & ASPHALT	184,233.06	6.42%
GENERAL DEMOLITION	285,829.89	9.96%
DOORS	85,527.53	2.98%
DRYWALL	95,593.68	3.33%
ELECTRICAL	51,905.27	1.81%
EXCAVATION	4,226.24	0.15%
FLOOR COVERING - CERAMIC TILE	130,926.51	4.56%
FLOOR COVERING - WOOD	3,801.61	0.13%
FINISH CARPENTRY / TRIMWORK	25,557.96	0.89%
FRAMING & ROUGH CARPENTRY	107,374.61	3.74%
HEAT, VENT & AIR CONDITIONING	1,333.50	0.05%
INSULATION	32,178.93	1.12%
LIGHT FIXTURES	16,812.36	0.59%
MASONRY	95,487.15	3.33%
PLUMBING	91,946.74	3.21%
PAINTING	63,561.38	2.22%
ROOFING	228,357.91	7.96%
SIDING	1,436.97	0.05%
STUCCO & EXTERIOR PLASTER	111,244.13	3.88%
WINDOWS - SLIDING PATIO DOORS	163,424.00	5.70%
WINDOWS - VINYL	10,877.04	0.38%
O&P Items Subtotal	1,954,779.07	68.14%
Permits and Fees	134,684.53	4.69%
Overhead	313,421.03	10.93%
Profit	313,421.03	10.93%
Total Tax	152,474.76	5.31%
Total	2,868,780.42	100.00%

Summary for Dwelling

Line Item Total	1,954,779.07
Remote Location Increased Cost	134,684.53
Remote Access to LBK Cost for transport of materials and workers	
Subtotal	2,089,463.60
Overhead	313,421.03
Profit	313,421.03
Total Tax	152,474.76
Replacement Cost Value Net Claim	\$2,868,780.42 \$2,868,780.42

Joe Saltalamacchia

Recap by Room

Estimate: 380NSHORERDLBK#1

rea: Roof Framing	69,652.19	3.56%
Roof1	304,497.40	15.58%
Area Subtotal: Roof Framing	374,149.59	19.14%
rea: Interior	72,002.13	3.68%
Living Room	28,397.19	1.45%
Closet	3,844.05	0.20%
Hallway	4,309.29	0.22%
Kitchen	24,533.08	1.26%
Bedroom	10,041.95	0.51%
Laundry Room	7,236.81	0.37%
Bathroom	14,325.68	0.73%
Living Room	16,534.69	0.85%
Closet	3,844.05	0.209
Hallway	4,309.29	0.229
Kitchen	24,533.08	1.269
Bedroom	10,041.95	0.519
Laundry Room	7,236.81	0.379
Bathroom	14,325.68	0.73
Living Room	16,643.67	0.859
Closet	3,844.05	0.20
Hallway	4,309.29	0.22
Kitchen	24,533.08	1.26
Bedroom	10,041.95	0.519
Laundry Room	7,236.81	0.37
Bathroom	14,325.68	0.73
Living Room	37,569.29	1.92
Closet	3,844.05	0.20
Hallway	4,309.29	0.22
Kitchen	24,533.08	1.26
Bedroom	10,041.95	0.51
Laundry Room	7,236.81	0.37
Bathroom	14,325.68	0.73
Living Room	37,678.27	1.93
Closet	3,844.05	0.20
Hallway	4,309.29	0.22
Kitchen	24,533.08	1.26
Bedroom	10,041.95	0.51
Laundry Room	7,236.81	0.37
Bathroom	14,325.68	0.73
Living Room	37,569.29	1.92
Closet	3,844.05	0.20
Hallway	4,309.29	0.22
Kitchen	24,533.08	1.26

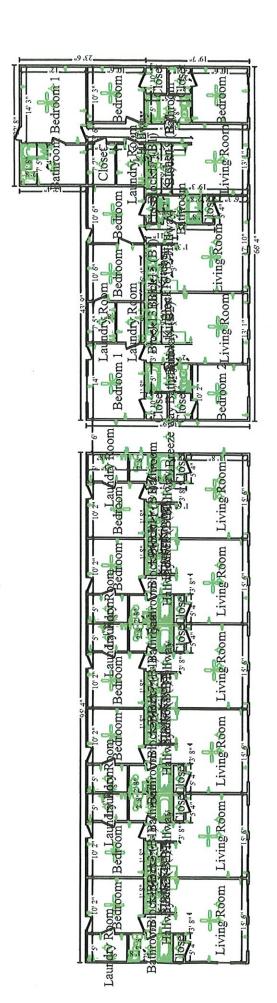
,			
	Bedroom	10,041.95	0.51%
	Laundry Room	7,236.81	0.37%
	Bathroom	14,325.68	0.73%
	Breeze way	14,627.86	0.75%
	Living Room	34,938.72	1.79%
	Hallway	4,752.86	0.24%
	Kitchen	26,172.56	1.34%
	Bedroom 1	12,412.97	0.64%
	Laundry Room	7,275.08	0.37%
	Bathroom	14,472.95	0.74%
	Living Room	38,113.40	1.95%
	Closet	3,844.05	0.20%
	Hallway	4,240.74	0.22%
	Kitchen	25,179.46	1.29%
	Bedroom	10,238.65	0.52%
	Laundry Room	7,275.08	0.37%
	Bathroom	14,325.68	0.73%
	Bedroom	10,347.63	0.53%
	Bedroom 2	33,180.01	1.70%
	Closet	4,481.28	0.23%
	Closet	4,510.28	0.23%
	Closet	3,844.05	0.20%
	Living Room	11,909.64	0.61%
	Hallway	8,106.65	0.41%
1	Kitchen	26,281.54	1.34%
)	Bedroom 1	10,091.37	0.52%
	Laundry Room	7,334.75	0.38%
	Bathroom	14,472.95	0.74%
	Closet	6,250.69	0.32%
	Bedroom 2	33,288.99	1.70%
	Closet	4,481.28	0.23%
	Closet	4,510.28	0.23%
	Bedroom 1	25,371.45	1.30%
	Bathroom	17,431.87	0.89%
0		17,431.67	0.89%
	Area Subtotal: Interior	1,075,904.46	55.04%
Area:	Foundation		
	Slab/Foundation	411,659.08	21.06%
	Walkway	7,602.73	0.39%
	Rear Patio	85,463.21	4.37%
	Area Subtotal: Foundation	504,725.02	25.82%
Subto	otal of Areas	1,954,779.07	100.00%
Total		1,954,779.07	100.00%

Recap by Category

O&P Items	Total	%
APPLIANCES	3,721.86	0.13%
CABINETRY	159,420.74	5.56%
CONCRETE & ASPHALT	184,233.06	6.42%
GENERAL DEMOLITION	285,829.89	9.96%
DOORS	85,527.53	2.98%
DRYWALL	95,593.68	3.33%
ELECTRICAL	51,905.27	1.81%
EXCAVATION	4,226.24	0.15%
FLOOR COVERING - CERAMIC TILE	130,926.51	4.56%
FLOOR COVERING - WOOD	3,801.61	0.13%
FINISH CARPENTRY / TRIMWORK	25,557.96	0.89%
FRAMING & ROUGH CARPENTRY	107,374.61	3.74%
HEAT, VENT & AIR CONDITIONING	1,333.50	0.05%
INSULATION	32,178.93	1.12%
LIGHT FIXTURES	16,812.36	0.59%
MASONRY	95,487.15	3.33%
PLUMBING	91,946.74	3.21%
PAINTING	63,561.38	2.22%
ROOFING	228,357.91	7.96%
SIDING	1,436.97	0.05%
STUCCO & EXTERIOR PLASTER	111,244.13	3.88%
WINDOWS - SLIDING PATIO DOORS	163,424.00	5.70%
WINDOWS - VINYL	10,877.04	0.38%
O&P Items Subtotal	1,954,779.07	68.14%
Permits and Fees	134,684.53	4.69%
Overhead	313,421.03	10.93%
Profit	313,421.03	10.93%
Total Tax	152,474.76	5.31%
Total	2,868,780.42	100.00%

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