

What to do **BEFORE** a Storm

- ✓ Don't delay—begin preparing early
- ✓ Determine safe evacuation routes inland
- ✓ Learn location of official shelters
- ✓ Make emergency plans for pets
- ✓ Check emergency equipment, such as flashlights, generators, battery powered weather radios and cell phones
- ✓ Buy food that will keep and store
- ✓ Buy Drinking water
- ✓ Buy plywood or other material to protect your home
- ✓ Clear loose and clogged rain gutters and downspouts
- ✓ Trim trees and shrubbery
- ✓ Decide where to move your boat in an emergency
- ✓ Review your insurance policy
- ✓ Listen frequently to radio and TV reports
- ✓ Fuel and service your vehicles
- ✓ Inspect and secure mobile home tie downs
- ✓ Board up windows in case the storm moves quickly and you have to evacuate
- ✓ Stock up on batteries, diapers and baby needs and refill needed prescriptions
- ✓ Store lawn furniture and other loose, light-weight objects such as garbage cans and garden tools
- ✓ Have cash on hand in case power goes out and ATMs don't work
- ✓ Gather important documents and information and keep them in a dry, secure location
- ✓ **Stay Inside!!!**

Visit our website for information on how the Property Appraiser's office can help you. It has information and instructions as well as other useful resources.

www.citruspa.org



Take Action **BEFORE** a Hurricane Strikes Establish A Property Record Kit. Keep it updated!

If you have computer access; we suggest that you view and download your latest property records from our website. Your property record card details size, dimensions, and other improvement characteristics of your property.

Also print an aerial photo of your home on your property. One limitation to the aerials might be if you have heavy tree canopies on your property that obscure views. If so, take photos yourself from various angles and date them. If trees are not an issue, we now have oblique aerials from all directions N, S, E, & W along with a street view photo of your home on our website.

If you don't have computer access, you may stop by either of our office locations and request a copy of your records. Place them in a secure location where they can be accessed later, after the storm has passed. In the event that your property is damaged, this information can be invaluable for dealing with insurance companies, as well as disaster relief agencies.

Include a copy of your deed in your kit.

This information should be updated annually for greatest accuracy.

Hurricane Intensity Scale

Category 1 Hurricane-Winds 74-95 mph;
storm surge generally 4-5 ft. above normal

Category 2 Hurricane-Winds 96-110 mph;
storm surge generally 68- ft. above normal

Category 3 Hurricane-Winds 111-130 mph;
storm surge generally 9-12 ft. above normal

Category 4 Hurricane-Winds 131-155 mph;
storm surge usually 13-18 ft. above normal

Category 5 Hurricane-Winds greater than 155 mph; storm surge usually greater than 18 ft. above normal



Citrus County Property Appraiser

Our mission is to provide fair and equitable assessments while maintaining efficient and courteous service to the Citizens of Citrus County.

Hurricane Season Comes Every Year- Are You Ready?



www.citruspa.org

When Storms Strike- Be Ready

First and foremost, take action to protect you and your family, then secure your property as recommended by disaster agencies. After the storm, it may take a little time before our offices can be reopened and resume normal operations, dependent upon the severity of the storm and how soon after power is restored. Know that your Property Appraiser's Office will also be busy in a support role to our local government agencies by providing maps and helping to assemble value information, as well as potentially assisting on field damage assessment teams. Use of computer technologies like Geographic Information Systems (GIS), will contribute to the speed with which data can be gathered and analyzed. This effort will be a priority for our office immediately after a hurricane occurs.

Please pay attention as to whether the Federal Emergency Management Agency (FEMA) declares our county a "disaster area." If so, that agency would likely take the lead in processing disaster damage claims. Stay tuned to local media, newspapers, radio, TV and the internet, once operative, for updates as to how and where to seek assistance. The public is encouraged to visit our website for vital information and available services.

Our Records Can Assist YOU!

Email: ccpaweb@citruspa.org

Website: www.citruspa.org

What to do *AFTER* a Storm

- ◇ Stay tuned to local radio for information
- ◇ Return home **ONLY** after authorities advise that it is SAFE to do so
- ◇ Avoid loose or dangling power lines and report them immediately to the power company, police, or fire department
- ◇ Enter your home with caution
- ◇ Open windows and doors to ventilate and dry your home
- ◇ Check refrigerated foods for spoilage
- ◇ Take pictures of the damage; both to the building and its contents and for insurance claims
- ◇ Drive **ONLY** if absolutely necessary and avoid flooded roads and washed-out areas
- ◇ Use telephones only for emergency calls
- ◇ Secure your pets
- ◇ Contact your insurance provider
- ◇ Contact the Property Appraiser's office if you have damage to your property

Rebuilding

If your home or business is damaged during a hurricane, it will be important to contact our office. In 2005, the state Legislature took action to protect your homestead cap when a property owner was repairing or replacing a home which suffered damage by a specific 2004 named storm. The new structure could be rebuilt to a maximum of 110% of its original square footage without the new construction or repairs increasing the homesteads assessed value. Then in 2006, they broadened the protection to structures damaged or destroyed by any misfortune or calamity, as long as the repairs or rebuild started within 3 years from the January 1st following the calamity. Current law offers disaster assessment increase protections for both homestead and non-homestead properties.

If you rebuild all or a portion of your damaged structure due to storm damage, it is important to communicate with our office during the rebuilding process to ensure that any rebuilt property that meets the requirements of Florida Statutes 193.155 (4) (b) for homesteads, 193.1554 (6) (b) for non-homesteads and 193.155 (6) (a) for non-residential property, does not result in an increase to your capped assessed value.

It is vital that if a Homestead property is uninhabitable on January 1st after the damage or destruction by a calamity occurs that the owner notifies our office of their intent to rebuild and live in the property as their primary residence after the rebuild or repairs are complete. As long as no exemptions are claimed on another property and the conditions of Florida Statute 196.03 (6) are not violated, the homestead shall not be considered abandoned and the exemption may continue.

Two Full Service Office Locations to Assist You

INVERNESS (Main office)
Citrus County Courthouse Annex
210 N. Apopka Ave., Suite 200
Inverness, FL 34450
Phone: (352) 341-6600
Fax: (352) 341-6660

Monday thru Friday 8:30 am to 5:00 pm

CRYSTAL RIVER (Westside office)
West Citrus Center
1540 N. Meadowcrest Blvd.
Crystal River, FL 34429
Phone: (352) 564-7130
FAX: (352) 564-7131

Monday thru Friday 8:00 am to 5:00 pm