



CITRUS COUNTY PROPERTY APPRAISER

"Our mission is to produce fair and equitable property assessment rolls while delivering outstanding service." -Cregg E. Dalton



CitrusCountyFLPropertyAppr



Inverness Office: 210 N Apopka Ave.
Ste 200 Inverness, FL 34450
Crystal River Office: 1540 N Meadowcrest Blvd.
Ste 400 Crystal River, FL 34429



Monday- Friday
Inverness 8:30am-4pm
Crystal River 8am-5pm



(352) 341-6600



citruspa.org

Hurricane Season Comes Every Year. Are You Ready?

Take Action BEFORE a Hurricane Strikes. Establish a Property Record Kit and keep it updated!

Remember during hurricane season that lives come first. Protect your loved ones, yourself and your pets, and then secure your property as recommended by all disaster agencies. We never know when our county may be impacted during hurricane season – preparing ahead of the storm is always best.

BEFORE a hurricane strikes, there are things you can do. The property appraiser's office records are annually updated and certified as of October 1 each year for all properties in Citrus County. We suggest you download your property record card directly from our website. This record card lists the size, dimensions and other characteristics of the land and all improvements. Place any photos you have taken and/or printed records, maps or photos from our website in a secure dry location with insurance documents, where they can be accessed, once the storm has passed. You may also want to place a copy of your deed in your records. Update your information annually when hurricane season is approaching. After a storm, the property appraiser's offices may not be able to reopen immediately. The severity of the storm will dictate how soon power is restored and when normal operations of this office can resume. Know that your property appraiser's office may 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.

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 homestead's 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 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 196.031 (6) are not violated, the homestead shall not be considered abandoned and the exemption may continue

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 6-8 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

QUESTIONS?

Give us a
call at:

352-341-6600

