

Appraisal analytics — 1943 Bahama Ave, Fort Myers, FL 33905

Fort Myers Shores, Lee County · Caloosahatchee riverfront · aerial scan 24 July 2026 (517 frames) + interior capture 28 July 2026 (Matterport, 22 panoramas + MatterPak mesh) + public records · analysis date 29 July 2026

Analytical decision-support from measured 3D capture, photogrammetry and public records — **not** a USPAP appraisal, not prepared by a licensed appraiser, not for lending. Where a statement is an inference rather than a measurement it is labelled as one. No point opinion of value is offered here: closed comparable sales have not been pulled, and that is the missing input.

SUBJECT

Property	1943 Bahama Ave, Fort Myers FL 33905 · single-family, built 1988 · 3 bed / 3 full bath · MLS 224052390
Site	0.277 acre (12,066 sqft) · 155 ft river frontage (listed) · seawall · composite dock with 7,500 lb boat lift · navigable Gulf access · no HOA
Form	Two storeys, upper level within the roof form (dormers, vaulted ceilings) · elevated main floor on a vented stem wall · screened lanai across the water elevation · rooftop deck off the primary suite · two-car garage
Orientation	Front (street, garage, porch) faces 96° ; lanai, dock and river face west, with water wrapping from north around to west. Measured, not assumed — see Evidence basis.
Renovation (listed)	2022-2026: 7.5" European White Oak flooring, impact windows and doors, new plumbing, new bathrooms, new molding / cabinetry / countertops; kitchen quartzite with marble backsplash; primary bath custom cabinets and granite
Current ask	\$929,000 (Active) · listed 2 Aug 2024 · ≈ 725 days on market · eight reductions
2025 tax	\$3,372 on \$684,835 assessed — homestead-capped, see Tax reset below

EVIDENCE BASIS

Three independent captures, each measured rather than described. Every figure below is reproducible from them.

Source	Capture	What it establishes
Aerial	517 frames, DJI L3D-100c, 22.7 MP, 24 Jul 2026. All 517 registered in COLMAP.	Exterior condition on every elevation, roof, site works, shoreline; camera poses for the evidence layer

Interior	Matterport, 28 Jul 2026 — 22 × 8192×4096 equirectangular panoramas (≈23 px/deg), reprojected to 80° rectilinear views — the frames cited by the findings below are embedded in each section and browsable per-room in the viewer	Observed materials, quality and condition room by room
Interior mesh	MatterPak OBJ, 257,947 verts / 484,308 tris, 5 cm grid	ANSI Z765 GLA, ceiling heights, level separation, floor-above-grade
Public record	MLS 224052390, price history, Lee County tax roll	Marketing claims, market response, carrying cost

Georegistration: a similarity fit of COLMAP camera centres to photo-EXIF GPS gives scale **1.0022-1.0033 m/unit at 1.4 m RMS**, so the reconstruction is already metric within the fit uncertainty. The same fit puts local +X at compass 89.1° and +Z at 359.1° — the model is north-aligned to within one degree, which is what makes the elevation labels above trustworthy. **The flight carried no RTK**: consumer GNSS is ±1-3 m horizontally and worse vertically, so absolute position is map-grade only. All heights here are relative to a fitted local ground plane, never to a datum.

MEASUREMENT — THE GLA CONFLICT

Measured from the interior mesh under ANSI Z765, with the sloped-ceiling rule applied to the upper level:

Area	Measured	Basis
Main level, finished living	1,927 sqft	2,672 sqft covered footprint less lanai and garage
Upper level, ANSI-qualifying	1,092 sqft	1,109 sqft measured; 1,010 clears 7 ft, 82 in the 5-7 ft band, 17 below 5 ft
Total GLA	3,019 sqft	finished heated area only
Screened lanai	401 sqft	reported separately, not in GLA
Garage	344 sqft	reported separately, not in GLA
Ceiling heights	main 7.8-8.0 ft flat · upper vaulted, ≈8.2 ft at the ridge	area-weighted height histogram

Because 91% of the upper level clears 7 ft, ANSI lets the 5-7 ft band count as well and only 17 sqft is lost. **The sloped ceilings cost far less GLA than the elevation suggests.**

Measured 3,019 sqft against 2,733 sqft marketed — +286 sqft, +10.5%. At the current ask that is \$308/sqft measured versus \$340/sqft marketed, and roughly \$86,000 of grid adjustment at local rates. The likeliest explanation for a 1988 build is that an upper level or addition post-dates the original tax record. Resolve against the Lee County tax roll before relying on either figure. Room extent was taken from *ceiling* surfaces, since floors are furniture-occluded and under-read; the main-level living/non-living split rests on operator-identified zone boundaries and carries about $\pm 2\%$ per zone.

INTERIOR — OBSERVED CONDITION

Read room by room off the 360 captures. Every finding carries a confidence; nothing here is taken from the listing. **Overall: Quality Q2-Q3 · Condition C3** under UAD conventions — no structural or moisture defect visible in any space reviewed.

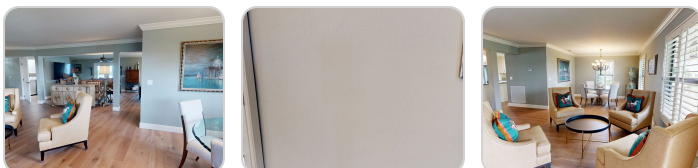
Kitchen — the strongest room in the house

Full natural-stone slab counters, white with heavy grey/gold veining and visible translucency, mitered thick edge, with a matching **full-height slab backsplash** behind the sink run — a premium detail over tile. HIGH Material reads most consistent with natural quartzite, though a Calacatta-look engineered quartz cannot be excluded from imagery alone. MED Cabinetry is painted full-overlay with applied inner moulding and crown-capped uppers, semi-custom tier rather than builder stock. HIGH White fireclay apron-front sink with polished-nickel bridge faucet, plus a secondary hammered copper prep sink at the second run. HIGH Stainless wall oven with speed oven above, induction/radiant smooth-top set in the island, counter-depth refrigerator. HIGH A separate **butler's pantry / coffee bar** with matching cabinetry and its own sink sits off the main kitchen behind a painted barn door. HIGH



Living and dining

Open-concept living, dining and kitchen with water views at both ends — functional utility is strong. HIGH Substantial crown moulding and ~5" baseboards throughout, cased openings, plantation shutters. HIGH **Smooth ceilings with recessed lighting, no texture or popcorn** — for a 1988 home that indicates substantive rather than cosmetic renovation. HIGH Walls fresh, with no staining, cracking or nail-pop visible. HIGH



Bathrooms — uniformly updated, three distinct idioms

The **primary bath** pairs exotic dark blue/black granite with white and brown movement against a furniture-style dark-stained double vanity and matching linen tower, oil-rubbed bronze throughout, a deck-mounted tub filler, and a large frameless walk-in shower in large-format marble-look slabs with a mosaic floor and recessed niche. HIGH The cladding reads as porcelain in a marble pattern rather than natural marble. LOW

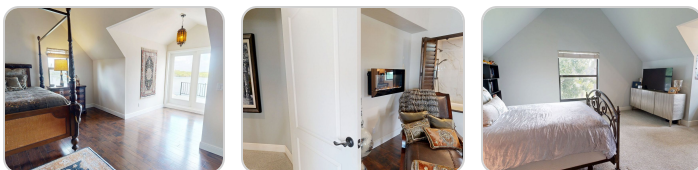


The **main-level bath** serving the exercise room is clad floor-to-ceiling in large-format striated stone-look material on every wall including the shower — an unusually generous spec for a secondary bath — with a frameless shower over a pebble mosaic floor, a dark walnut slab-front floating vanity, and a carved shell vessel basin. HIGH It functions as that room's ensuite.

The **upper bath** is lighter and more transitional: greige shaker vanity with a marble-look top, carved stone vessel basin, marble brick-set tile carried full height, beadboard wainscot, brushed nickel rather than bronze. HIGH

Bedrooms and upper level

The primary suite sits within the roof form under a vaulted ceiling with dormer geometry, floored in dark hand-scraped wide-plank hardwood — a deliberately different floor from the light oak below. HIGH It carries a wall-mounted linear electric fireplace and **private French doors onto the rooftop deck** with open water views. HIGH The second bedroom is carpeted, clean and unworn, with a dormer alcove built out as a study nook. HIGH The upper hallway is carpeted rather than wood. HIGH



Where the finish level drops

Worth stating plainly, because it is the one internal inconsistency: the **laundry room** retains heavy knockdown wall texture unlike the smooth walls of the finished living areas, and carries a standard white top-load washer/dryer pair and a basic acrylic utility tub. HIGH The primary bath, while expensively finished, reads as an older or plainer design idiom than the kitchen. The renovation was thorough in the rooms that sell the house and left the utility spaces largely as they were.



Outdoor living

The screened lanai spans the water elevation with wide-span picture-window screen panels that preserve the view, over a **raised composite deck with open joints — a framed elevated deck, not a slab-on-grade porch.** HIGH Painted tongue-and-groove soffit, two bronze fans, multiple sets of full-glass French doors to the living and dining areas, and an outdoor cooking station in place. HIGH Direct sightline to the dock and open water.



BLIND-CAPTURE VALIDATION

The interior findings above were produced **before any listing data was retrieved**. The listing was then used only to check them. Nine of ten independent calls were confirmed:

Called from imagery alone	Listing says
Kitchen counters called as quartzite LOGGED MED	quartzite ✓
Marble backsplash	marble backsplash ✓
Primary bath granite with custom cabinetry	granite, custom cabinets ✓
Main-level wide-plank light oak	7.5" European White Oak ✓
Black-framed windows called as replacements	impact windows and doors ✓
Elevated main floor, flagged from the raised deck	marketed as an elevated home ✓
Dock with boat lift, and a seawall	composite dock, 7,500 lb lift, seawall ✓
Three full bathrooms	3 full baths ✓
2 bedrooms observed + exercise room flagged as likely convertible third	3 bedrooms ✓
Traditional finishes suggested mid-century	built 1988 — corrected

EXTERIOR — OBSERVED CONDITION

Read this limitation first: the flight was an orbit, not a mapping grid. Camera pitch spans only -30° to $+1^{\circ}$, so there is **no true nadir coverage**. Roof surfaces are assessed from oblique angles only, and nothing here substitutes for a roof inspection.

Structure and presentation. Two-storey cape form with the upper floor inside the roof, matching the vaulted ceilings and dormers measured in the interior mesh. Sage-green horizontal lap siding with white trim, crisply painted, without visible damage, buckling or staining on any elevation. Two gabled dormers to the street, a wider shed dormer to the water. Grey architectural asphalt shingles throughout. The property **presents materially better than its immediate neighbours**, which read as older and less updated — that supports a condition premium against the street, but also caps it: neighbourhood pull is real in a comparison grid.



Roof. No missing, lifted or curled tabs on any visible slope. Ridge lines are **straight, with no sag or deflection** — worth stating plainly, because deflection is the cheapest visual proxy for structural trouble and there is none. Dormer and sidewall flashing appears intact and correctly lapped; continuous white gutters run the eaves. The water-facing slope shows mottling and mild dark streaking absent from the street-facing slope — the ordinary Florida pattern, shaded damper exposures grow *Gloeocapsa* algae first, cosmetic rather than a failure. **Roof age cannot be determined from imagery** and is not inferred from the renovation window.



Garage — resolves an open question. Two separate single carriage-style doors, not one double. That explains the 344 sqft measured from the mesh, which had looked small against a listed two-car: two narrow bays occupy less area than a standard double bay. It is a genuine two-car garage but a **compact one** — tight for two full-size vehicles plus storage, and worth noting against comparables offering conventional double garages.



Site works. The seawall presents as a continuous concrete cap along the frontage with a clean, unbroken line and no visible slumping, undermining or cap separation in the sections observed — but **everything below the waterline is unassessable from aerial imagery, and seawall failure typically begins there.** The dock is a fixed structure with a walkway to a head platform and vertical davit posts, decking in grey composite, consistent with the listing. Paver driveway in good condition, no significant settlement or weed intrusion. Landscaping mature and maintained, several palm species, dense lawn to the water's edge. One minor cosmetic item: a service yard behind white vinyl privacy fencing on the side elevation holds stored items, bins and a tarpaulin — screened from the street and immaterial to value, but the one untidy corner of an otherwise well-staged property.



ELEVATION AND FLOOD — THE LARGEST OPEN QUESTION

Finished floor above surrounding grade	0.92 m / 3.03 ft
Finished floor above river surface at capture	4.79 ft (tidal snapshot on a tidal river, not a datum)
Grade above water at capture	1.75 ft
Grade spread around the house (p10–p90)	0.26 m — tight, so floor-above-grade is well determined

The aerial capture independently corroborates the mesh: the main floor sits on a **stem wall with visible foundation vents**, clearly readable beneath both the front porch and the rear lanai. Two measurement systems agreeing here is what turns the figure from an artefact into a fact.



Inference, clearly labelled as one. Hurricane Ian made landfall in Lee County on 28 September 2022 and surge in the Fort Myers / Caloosahatchee reach substantially exceeded 5 ft. The listing's own renovation window is 2022–2026 and covers new plumbing, new bathrooms, new kitchen and impact windows — with no mention of storm damage. A 1988 structure with roughly 5 ft of freeboard over river level, in this reach, would very likely have taken water in Ian. **This is a well-supported inference, not an established fact**, and an elevated floor over a vented stem wall looks the same whether it is original 1988 construction or post-flood reconstruction. The structure alone cannot answer it. Lee County permit history can.

Why it matters: if repair cost exceeded 50% of structure value, FEMA's substantial-improvement rule requires the home to meet current flood-elevation standards — a compliance exposure and a potentially large cost. It also bears directly on insurability, and therefore on carrying cost for any buyer.

MARKET HISTORY — THE STRONGEST SINGLE SIGNAL

Date	Event	Price
17 Dec 1998	Sold	\$178,700
2 Aug 2024	Listed	\$995,000
4 Feb 2025	Price increase	\$1,095,000
12 Jun 2025	Cut	\$1,029,000
16 Jul 2025	Cut	\$995,000
24 Nov 2025	Cut	\$989,000
18 Feb 2026	Cut	\$979,000
2 Mar 2026	Cut	\$965,000
8 Apr 2026	Cut	\$949,000
17 Jul 2026	Cut — current	\$929,000

Cumulative **–\$166,000 (–15.2%) from the February 2025 peak**, –6.6% from the original ask, across roughly 24 months of exposure and eight reductions.

Roughly 24 months on market with eight reductions is the strongest valuation evidence available on this property. **The market has declined it at every price down to \$929,000**, which caps a credible opinion of value at or below that figure regardless of what the improvements cost. Nothing observed in the interior or exterior capture explains the resistance: the condition is sound, the renovation is real and substantive, and the water frontage is not replicable on an interior lot. That absence is itself the finding — when condition does not explain a market's refusal, the cause is more likely **price, flood exposure, insurance cost, or the tax reset** than anything a camera can see.

TAX RESET — AN UNDISCLOSED CARRYING COST

The 2025 bill is **\$3,372 on \$684,835 assessed**. An effective rate under 0.5% on a parcel last conveyed in 1998 for \$178,700 indicates a long-held homesteaded property carrying a Save Our Homes cap. **On sale the assessment resets to market.** A buyer at roughly \$900,000 should budget on the order of **\$9,000-\$11,000 per year — about three times the current bill**. This is not disclosed in the listing and materially affects carrying cost. Combined with riverfront insurance on a pre-2000 structure, it is a plausible part of why the property has not cleared.

VALUATION — WHAT CAN AND CANNOT BE SAID

≤ \$929,000

market-evidenced ceiling, July 2026
\$308/sqft on measured GLA · \$340/sqft on
marketed GLA

No point opinion is offered. Closed comparable sales for riverfront Fort Myers Shores / 33905 with dock and Gulf access have not been pulled. Without that bracket, any single figure here would be assertion rather than analysis.

What the evidence does support: the improvements are real and well executed, the condition is sound inside and out, the water frontage and Gulf access are durable and not replicable on an interior lot, and the measured GLA is materially larger than marketed. Against that: 24 months of market refusal, an unresolved flood and permit question, a compact garage, a tax reset roughly tripling the current bill, and a neighbourhood that presents below the subject. **The gap between what the property is and what the market will pay is the whole question**, and it resolves in the flood and insurance file, not in the finishes.

OPEN ITEMS — IN PRIORITY ORDER

- **Lee County permit history 2022-2024** and any substantial-improvement (FEMA 50% rule) determination. The single largest unknown.
- **Elevation certificate** — finished-floor elevation against base flood elevation in NAVD88, current FEMA flood zone, and whether the structure is pre-FIRM. This flight carried no RTK, so floor-above-grade is solid but floor-above-datum cannot be established from it.
- **Closed comparable sales** — riverfront 33905 with dock and Gulf access, ideally trailing 12 months, to bracket the indication.
- **GLA against the Lee County tax roll** — resolve the +286 sqft conflict.
- Insurance claim history / CLUE report where obtainable.
- Garage bay count — confirm whether any part was converted (converted finished area would move into GLA).

- Shoreline frontage: the interior capture measured 127 ft against a listed 155 ft, but the Matterport almost certainly does not span the full property width, so it under-reads and should not be used to contradict the listing. Needs a survey or plat.
- Range ventilation over the island cooktop unconfirmed (likely downdraft).
- Not yet reviewed at depth: entryway, dining room, both stair captures, upper hallway, exercise room interior, garage interior.

METHOD NOTES AND REJECTED MEASUREMENTS

Stated because a measurement pipeline that only reports its successes is not a measurement pipeline. **Roof pitch and ridge height were computed and rejected:** the fit returned 43° / 11.2-in-12 with a ridge 40.8 ft above grade, irreconcilable with the interior mesh's vaulted peak of 5.15 m above the main floor. Mature palms contaminate the sloped-surface selection. The same vegetation problem broke roof extraction from the sparse point cloud independently. **Dock extent** came out 100 × 30 ft; the ~100 ft length is credible against the visible walkway and platform, the 30 ft width is likely water reflection and needs a manual read. Vegetation is the recurring failure mode on this site: a production pipeline needs an explicit vegetation mask before any automated roof or envelope measurement.

SOURCES

517 aerial frames (DJI L3D-100c, 24 Jul 2026) with COLMAP reconstruction, all 517 registered · Matterport model XLkqMspNo4B, 22 equirectangular panoramas captured 28 Jul 2026, reprojected via `tools/pano-views.py` · MatterPak OBJ mesh, GLA computed via `tools/mesh-gla.py` under ANSI Z765 · camera poses baked via `tools/bake-cameras.py` · MLS 224052390 listing and price history · Lee County tax roll 2025 · NOAA / NHC Hurricane Ian landfall record (28 Sep 2022, Lee County).