

Property Data

STRAP: 23-46-25-00-00001.1010 Folio ID: 10461595

Owner Of Record - Sole Owner

[\[Change Address\]](#)

MIROMAR LAKES LLC
10801 CORKSCREW RD STE 305
ESTERO FL 33928

Site Address

Site Address maintained by E911 Program Addressing

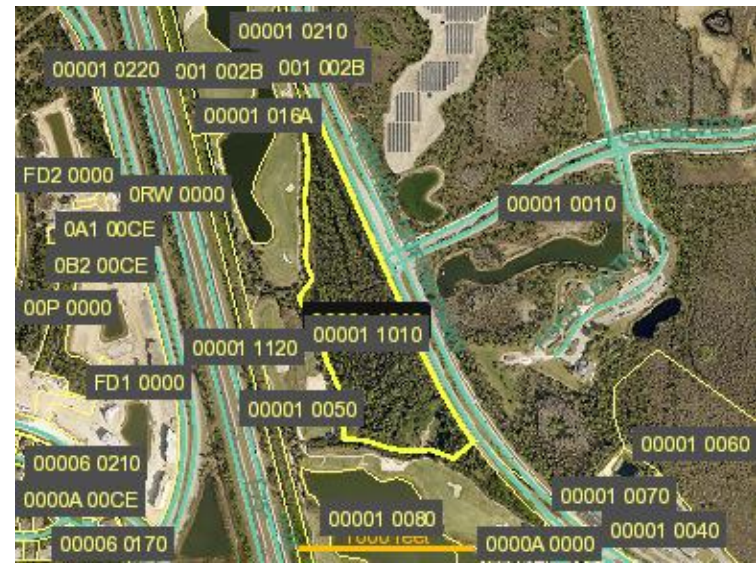
MIROMAR LAKES C/E
MIROMAR LAKES FL

Property Description

Do not use for legal documents!



PARCEL LYING IN THE SW 1/4
OF SECT DESC IN OR 3380 PG 794
AKA AREA B

[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)[\[Pictometry Aerial Viewer \]](#)

Current Working Values



Just

2,618,559

Attributes

Land Units Of Measure	SF
Units	872853.00
Total Number of Buildings	0
Total Bedrooms / Bathrooms	0
Total Living Area	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

Image of Structure



Property Value History

Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Taxable
2001	418,370	1,360	1,360	1,360	0	1,360
2002	418,370	418,370	418,370	418,370	0	418,370
2003	579,920	579,920	579,920	579,920	0	579,920
2004	924,770	924,770	924,770	924,770	0	924,770
2005	1,841,630	1,841,630	1,841,630	1,841,630	0	1,841,630
2006	4,277,330	4,277,330	4,277,330	4,277,330	0	4,277,330
2007	4,277,330	4,277,330	4,277,330	4,277,330	0	4,277,330
2008	4,277,330	4,277,330	4,277,330	4,277,330	0	4,277,330
2009	3,421,860	3,421,860	3,421,860	3,421,860	0	3,421,860
2010	3,421,864	3,421,864	3,421,864	3,421,864	0	3,421,864
2011	3,421,864	3,421,864	3,421,864	3,421,864	0	3,421,864
2012	3,421,864	3,421,864	3,421,864	3,421,864	0	3,421,864
2013	3,421,864	3,421,864	3,421,864	3,421,864	0	3,421,864
2014	3,421,864	3,421,864	3,421,864	3,421,864	0	3,421,864
2015	3,421,864	3,421,864	3,421,864	3,421,864	0	3,421,864
2016	3,764,050	3,764,050	3,764,050	3,764,050	0	3,764,050
2017	3,491,412	3,491,412	3,491,412	3,491,412	0	3,491,412
2018	3,491,412	3,491,412	3,491,412	3,491,412	0	3,491,412
2019	2,618,559	2,618,559	2,618,559	2,618,559	0	2,618,559
2020	2,618,559	2,618,559	2,618,559	2,618,559	0	2,618,559

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\)\(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*. (i.e. Market Assessed = Just - Agricultural Exemption)

ADD2021-00066 Lee County ePlan

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Exemptions	
No existing exemptions found for this property.	

Values (2020 Tax Roll)			
Property Values		Attributes	
Just	2,618,559	Land Units Of Measure	SF
Assessed	2,618,559	Units	872853.00
Portability Applied	0	Total Number of Buildings	0
Cap Assessed	2,618,559	Total Bedrooms / Bathrooms	0
Taxable	2,618,559	Total Living Area	0
Cap Difference	0	1st Year Building on Tax Roll	N/A
		Historic Designation	No

Taxing Authorities		
SAN CARLOS FIRE / 071		
Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO ALL HAZARDS PROTECTION DIST / 101	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO UNINCORPORATED MSTU / 020	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
SAN CARLOS PARK FIRE DISTRICT / 077	Independent District	SAN CARLOS PARK FIRE DISTRICT 19591 BEN HILL GRIFFIN PKWY FORT MYERS FL 33913-8989
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966

PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
MIROMAR LAKES CDD / 162	Special District	JP WARD & ASSOCIATES LLC 2900 NE 12TH TERR # 1 OAKLAND PARK FL 33334
UNIVERSITY LANDSCAPING O&M SPECIAL IMP UNIT / 168	Special District	LEE COUNTY MSTU / MSBU PO BOX 398 FORT MYERS FL 33902-0398
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions ⓘ

Sale Price	Date	OR Number	Type	Notes	Vacant/Improved
0.00	12/28/2020	2021000003181	11		V
100.00	03/07/2001	3380/793	04		V
16,459,600.00	09/07/1999	3165/1800	02		V
100.00	01/01/1900	328/148	04		

Parcel Numbering History ⓘ

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
23-46-25-00-00001.0050	10452624	Split (From another Parcel)	04/09/2001

Location Information

Township	Range	Section	Block	Lot
46	25E	23		
Municipality	Latitude		Longitude	
Lee County Unincorporated - 0	26.46108		-81.78435	
Links				
View Parcel on Google Maps			View Parcel on GeoView	

Solid Waste (Garbage) Roll Data

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
003 - Service Area 3	R - Residential Category			0.00
Collection Days				
Garbage	Recycling	Horticulture		
Wednesday	Tuesday	Tuesday		

Flood and Storm Information

Flood Insurance Find my flood zone				Evacuation Zone
Community	Panel	Version	Date	
125124	0583	F	8/12/2012	D

Address History

Street Number	Street Name	Unit	City	Zip	Maintenance Date
	RESERVED		MIROMAR LAKES		6/4/2012 1:01:37 PM
	RESERVED		MIROMAR LAKES	33913	6/16/2008 9:42:36 AM

RESERVED

RESERVED

8/28/2006 2:47:56 PM

5/2/2001 9:23:32 AM

4/9/2001 12:25:59 PM

Appraisal Details (2020 Tax Roll)

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	872853.00	Square Feet

Appraisal Details (Current Working Values)

Land

Land Tracts

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1000	Commercial, Vacant	872853.00	Square Feet