



Property Information		Request Information		Update Information
File#:	1234	Requested Date:	04/02/2024	Update Requested:
Owner:	SORI PROPERTIES LLC	Branch:		Requested By:
Address 1:	16361 INNOVATION LANE	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	FORT MYERS, FL 33913	# of Parcel(s):	1	

**Notes**

**CODE VIOLATIONS** Per Lee County Department of Zoning there are no Code Violation cases on this property.  
  
Collector: Lee County Community Development  
Payable Address: 1500 Monroe St.Fort Myers, FL 33901  
Business # (239) 533-8895

**PERMITS** Per Lee County Department Department of Building there is an Open Permit on this property.  
  
1.Permit#: SGN2024-00153  
Permit type: Electrical Permit  
  
Collector: Lee County Community Development  
Payable Address: 1500 Monroe St.Fort Myers, FL 33901  
Business # (239) 533-8895

**SPECIAL ASSESSMENTS** Per Lee County Finance Department there are no Special Assessments/liens on the property.  
  
Collector: Principal Management Analyst/MSTBU  
Payable Address: 2480 Thompson St, 4th floor Fort Myers, Florida 33901  
Business # 239-533-2308

**DEMOLITION** NA

**UTILITIES** This property is vacant, and is not currently serviced for public utilities.

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Create a Complaint
**Search Applications**

## Records

Showing 0-0 of 0

Record Number	Address	Description	Status	Action	Related Records
No records found.					

## Search for Records

Enter information below to search for records.

- Site Address
- Contractor License Information
- Parcel Number
- Record Information
- Contact Information

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## Search by Address

 ▼

Search my records only

Street No.:  
 Street Name:  
 Unit No.:

City:

State:

Zip:

3 search results returned matching your address

Click any of the results below to view more details.

Showing 1-3 of 3 | [Download results](#)

Address

16361 INNOVATION LN, FORT MYERS FL 33913

16361 INNOVATION LN, 4626 064626, FORT MYERS FL 33913

[16361 INNOVATION LN, FORT MYERS FL 33913](#)

Showing 0-0 of 0

Record Number	Address	Description	Status	Action	Related Records
---------------	---------	-------------	--------	--------	-----------------

No records found.

1500 Monroe St. Fort Myers, FL 33901



# Property Data

STRAP: 06-46-26-L4-1000J.000A Folio ID: 10610204

[Hurricane Ian Tax Roll Value Letter](#) [Tax Refund Status](#)

Generated on 4/2/2024 10:48 AM

## + Owner Of Record - Sole Owner [\[Change Mailing Address\]](#) [?](#)

SORI PROPERTIES LLC  
730 KINTNER PARKWAY  
SUNBURY OH 43074

## + Site Address Site Address maintained by [E911 Program Addressing](#)

16361 INNOVATION LN  
FORT MYERS FL 33913

## Property Description Do not use for legal documents! [?](#)

SOUTHERN PT OF ITEC UNIT TWO TRACT J AS DESC IN INST 2021-329487

[View Recorded Plat at LeeClerk.org](#) - Use this link to view recorded plat information on the Lee County Clerk of Courts website.

### Attributes and Location Details

Total Bedrooms / Bathrooms 0  
1st Year Building on Tax Roll [!](#) N/A  
Historic Designation No

**Township** 46      **Range** 26E    **Section** 06    **Block**    **Lot**  
**Municipality** Lee County Unincorporated - L (Newer Subdivisions)      **Latitude** 26.49515-81.75199    **Longitude**

[View Parcel on Google Maps](#)

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



## [\[ Pictometry Aerial Viewer \]](#)

## Image of Structure [?](#)



# Property Values / Exemptions / TRIM Notices

Generated on 4/2/2024 10:48 AM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
	Current	346,914	346,914	346,914	318,005	0	0	318,005
<a href="#">2023 Values / Additional Info</a>	2023	346,914	346,914	346,914	318,005	0	0	318,005
<a href="#">2022 Values / Additional Info</a>	2022	289,095	289,095	289,095	289,095	0	0	289,095
<a href="#">/Additional Info</a>	2021	0	0	0	0	0	0	0

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)

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)

### Property Details (Current Working Values)

Generated on 4/2/2024 10:48 AM

#### Land

##### Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	38546.00	Square Feet

### Property Details (2023 Tax Roll)

Generated on 4/2/2024 10:48 AM

#### Land

##### Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
1000	Commercial, Vacant	38546.00	Square Feet

### Taxing Authorities

Generated on 4/2/2024 10:48 AM

#### 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 UNINCORPORATED MSTU / 020

Dependent District

LEE COUNTY OFFICE OF MGMT & BUDGET  
 PO BOX 398  
 FORT MYERS FL 33902-0398

LEE COUNTY LIBRARY DIST / 052

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

GREEN CORRIDOR PACE / 363

Special District

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

### Sales / Transactions

Generated on 4/2/2024 10:48 AM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/Improved
346,171.00	10/04/2021	<a href="#">2021000329487</a>	01		V

[View Recorded Plat at LeeClerk.org](#)

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Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

### Building / Construction Permit Data

Generated on 4/2/2024 10:48 AM

Permit Number	Permit Type	Date
<a href="#">COM2023-01111</a>	Building Addition	06/12/2023
<a href="#">COM2023-00126</a>	Building New Construction	05/03/2023

**IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.**

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

### Parcel Numbering History

Generated on 4/2/2024 10:48 AM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
06-46-26-L4-1000J.0000	<a href="#">10592448</a>	Split (From another Parcel)	10/04/2021
06-46-26-L4-1000J.0000	<a href="#">10610203</a>	Split (From another Parcel)	10/04/2021

### Solid Waste (Garbage) Roll Data

Generated on 4/2/2024 10:48 AM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
003 - Service Area 3	C - Commercial Category	C		0.00

### Flood and Storm Information

Generated on 4/2/2024 10:48 AM

Community	Panel	Version	Date	Evacuation Zone
071C	0582	F	8/28/2008	D

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Create an Application
**Search Applications**
Schedule an Inspection

## Records

Showing 0-0 of 0

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No records found.						

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Enter information below to search for records.

- Record Information
- Contractor License Information
- Site Address
- Parcel Number
- Contact Information

Select the search type from the drop-down list.

### General Search

 ▼

Record Number:  Record Type:

Project Name:  Record Status:

Start Date:  End Date:

License Type:  License Number:

First:  Last:

Name of Business:

Street No.:  -  Street Name:  Unit No.:

City:  State:  Zip:

Parcel No.:

Search Additional Criteria

4 Record results matching your search results

Click any of the results below to view more details.

Showing 1-4 of 4 | [Download results](#) | [Add to collection](#) | [Add to cart](#)

<input type="checkbox"/>	Record Number	Address	Description	Status	Action	Related Records	Submittal Type
<input type="checkbox"/>	SGN2024-00153	16361 INNOVATION LN, FORT MYERS FL 33913	New wall sign, to be illuminated, connect to existing electrical.	Permit Issued		0	ePlan
<input type="checkbox"/>	ELE2023-05535	16361 INNOVATION LN, FORT MYERS FL 33913	Installation of Cat 6 Low Voltage Cabling and access control	Closed-CC Issued		2	ePlan
<input type="checkbox"/>	COM2023-01111	16361 INNOVATION LN, FORT MYERS FL 33913	Installation of dumpster enclosure on project Vantage Logistics	Closed-CC Issued		6	ePlan
<input type="checkbox"/>	COM2023-00126	16361 INNOVATION LN, FORT MYERS FL 33913	4000 square foot building with parking lot	Closed-CO Issued		8	ePlan





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 ▼

Street No.:  Street Name:  Unit No.:

16361 - To  INNOVATION

City:  State:  Zip:

3 search results returned matching your address

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Showing 1-3 of 3 | [Download results](#)

Address
16361 INNOVATION LN, FORT MYERS FL 33913
16361 INNOVATION LN, 4626 064626, FORT MYERS FL 33913
16361 INNOVATION LN, FORT MYERS FL 33913

Listed below are the records issued for

16361 INNOVATION LN, FORT MYERS FL 33913

Showing 1-4 of 4 | [Download results](#) | [Add to collection](#) | [Add to cart](#)

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1500 Monroe St. Fort Myers, FL 33901

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Global Search...

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Home **Permitting** Code Enforcement Development Services DOT more

Create an Application Search Applications Schedule an Inspection

Record SGN2024-00153:

[Click here for more information](#)

Sign

[Add to cart](#)  
[Add to collection](#)

Record Status: Permit Issued

Record Info

Payments

## Work Location

16361 INNOVATION LN \*  
FORT MYERS FL 33913

## Record Details

**IMPORTANT NOTE:** For Record Dates (i.e. Received Date, Issued Date, Expiration Date and Finaled Date) or Certificates of Occupancy, Compliance & Use, click Reports at the top of the page, and select the appropriate report name. Certificates of Occupancy, Compliance & Use are only available for records in Closed-CO Issued, Closed-CC Issued, and Closed-Cert of Use Issued, record status.

### Applicant:

Rachel Fouts  
Sign Permits Plus  
235 Apollo Beach Blvd Ste507  
Apollo Beach, FL, 33572

### Licensed Professional:

MICHAEL D JOHNSTON  
LEE DESIGNS LLC  
3300 PALM AVE  
FORT MYERS, FL, 33901  
Primary Phone:  
Fax:  
Certified Outdoor Sign Spec ES12001088

### Project Description:

Vantage Logistics  
New wall sign, to be illuminated, connect to existing electrical.

### More Details

#### Application Information

##### DISASTER RECOVERY INFO

Is the proposed work a result of hurricane damage?: No

##### GENERAL INFORMATION

Type of Permit: Wall

New Development: No

Private Provider Plan Review?: No

Private Provider Inspections?: No

Type of Action: Erect

Type of Construction: Other

Class: On-Site

**Illumination:**

LED

**Business Name:**

Vanatage Logisitics

**Directions:**

gps

**DETAILS**

**Foundation:**

No

**Sign Area (SqFt):**

100

**Road Frontage on Plan (Linear Ft):**

No

**Building / Unit Frontage on Plan (Linear Ft):**

Yes

**Building/Unit Frontage on Plan:**

2783

**Parcel Information**

**Parcel Number:**064626L41000J000A \*

**Block:**1000J

**Lot:**000A

**Subdivision:**--

**FOLIO:** 10610204

**OWNER NAME:** SORI PROPERTIES LLC

**PLUC1:** VA

**UPDATED:** 03/08/2022

**UPDATEDBY:** PA

**PLANNINGCOMMUNITY:** Gateway/Airport

**MUNICODE:** Lee County Unincorporated

**VACIMP:** Vacant

**GARBAGEDISTRICT:** 003

**FUTURELANDUSE:** Tradeport

**TAXCODE:** VACANT COMMERCIAL

**FLOODINSURANCE:** X

**CONFIDENTIAL:** N

**YEARSPLIT:** Oct

**CREATEDATE:** 10/11/2021

**NUMBERUNITS:** 38546

**STORMSURGE:** D

**BUILDING:** 0

**ASSESSED:** 289095

**BUILDINGXF:** 0

**DEPTH:** 0

**LAND:** 289095

**FRONT:** 0

**FLOODWAY:** N

**HISTORIC:** N

**COASTALBARRIER:** N

**COASTALBUILDING:** N

**COASTALHIGHHAZARD:** N

**SEATURTLE:** N

**VEGPERMIT:** N

**EAGLENESTING:** N

**ENFORCEMENTDISTRICT:** 45

**FIREDISTRICT:** San Carlos Park

**PREVSTRAP:** 064626L41000J0000

**PREVFOLIO:** 10592448

**BATHROOMS:** 0.0

**BEDROOMS:** 0

**SOIL1:** PINEDA FINE SAND

**ZONING1:** MPD

**WSBLDGRISKI:** 150 mph

**WSBLDGRISKII:** 160 mph

**WSBLDGRISKIIIV:** 170 mph

**SALEDATE:** 10/04/2021

**AMOUNT:** 346171

**SALEINSTRUMENT:** 2021000329487

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[Home](#) [Permitting](#) [Code Enforcement](#) [Development Services](#) [DOT](#) [more](#) ▼

[Create an Application](#) [Search Applications](#) [Schedule an Inspection](#)

**Record SGN2024-00153:**

**Sign**

**Record Status: Permit Issued**

[Click here for more information](#)

[Add to cart](#)  
[Add to collection](#)

Record Info ▼

Payments ▼

## Fees

\*Fee Reductions are calculated at 25% of the Fee Amount, and exclude certain fee types (i.e. Impact Fees, Solid Waste Fees, etc.)  
Effective Date - 12/1/2020; End Date - 11/30/2022

[Learn how to view your discounts](#)

### Paid / Discounted\* Fees:

Date	Invoice Number	Amount	
03/18/2024	1933726	\$75.00	<a href="#">View Details</a>
02/28/2024	1919095	\$25.00	<a href="#">View Details</a>
<b>Total Paid / Discounted* Fees: \$100.00</b>			

# Search

## Property Search

Property ID

Search

Results Returned: 0

# Search

## Property Search

Site Address 1

Search

Results Returned: 0



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## General Search

 ▼

Search my records only

Record Number:

Record Type:

--Select--

Project Name:

Record Status:

Start Date:

End Date:

License Type:

License Number:

First:

Last:

Name of Business:

Street No.:

Street Name:

Unit No.:

City:

State:

Zip:

Parcel No.:

Search Additional Criteria

Search

Clear



Notice: Your search returned no results. Please modify your search criteria and try again.

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16361 INNOVATION LN, 4626 064626, FORT MYERS FL 33913

16361 INNOVATION LN, FORT MYERS FL 33913

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1500 Monroe St. Fort Myers, FL 33901

**IMPORTANT NOTICE** - Lee County Government staff will never call you and ask for credit card or other sensitive personal information. Please report all fraudulent activity to the Lee County Sheriff's Office Fraud Unit at 239-258-3292.

 

**ONLINE PAYMENTS:** You must enter the "Billing Information", in the ACA Payment Redirect section, when paying by credit/debit card. The Postal Code **MUST** match the Billing Zip Code. [Click here for more information.](#)

**Tip:** The Global Search can be used for quick searches, using a case number, address, strap number (no special characters), or license number.

**Please note:** If you are searching for record information, submitting a Code Enforcement complaint or paying fees\*, you are **NOT** required to create an account. \*If you want a copy of the receipt, you must be logged in to an account.

**ACA Password Requirements:** When changing your ACA Public User Password, please review the [Password Requirements](#) to ensure the password being selected meets the specified requirements.

The 2023 Florida Building Code (FBC) becomes effective on December 31, 2023. [Click here](#) for more information about application submittal deadlines.

Create a Complaint
**Search Applications**

## Records

Showing 0-0 of 0

Record Number	Address	Description	Status	Action	Related Records
No records found.					

## Search for Records

Enter information below to search for records.

- Site Address
- Contractor License Information
- Parcel Number
- Record Information
- Contact Information

Select the search type from the drop-down list.

## Search by Address

 ▼

Search my records only

Street No.:  
 Street Name:  
 Unit No.:

City:

State:

Zip:

3 search results returned matching your address

Click any of the results below to view more details.

Showing 1-3 of 3 | [Download results](#)

Address

16361 INNOVATION LN, FORT MYERS FL 33913

[16361 INNOVATION LN, 4626 064626, FORT MYERS FL 33913](#)

16361 INNOVATION LN, FORT MYERS FL 33913

Showing 0-0 of 0

Record Number	Address	Description	Status	Action	Related Records
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No records found.

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