

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

Hurricane lan 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 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

<u>View Recorded Plat at LeeClerk.org</u> - 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 (1)

**Historic Designation** 

N/A

No

#### **Township**

46

**Municipality** 

Lee County Unincorporated - L (Newer

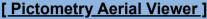
Subdivisions)

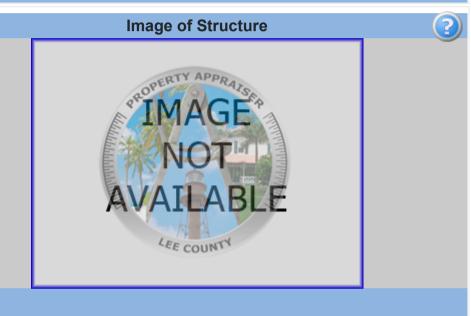
Range Section Block Lot 26E 06

**Latitude Longitude** 26.49515-81.75199

View Parcel on Google Maps







## **Property Values / Exemptions / TRIM Notices**

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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
<u>2023 Values /</u>	2023	346,914	346,914	346,914	318,005	0	0	318,005
Additional Info								
<u>2022 Values /</u>	2022	289,095	289,095	289,095	289,095	0	0	289,095
Additional Info								
/ Additional Info	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)**

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Land

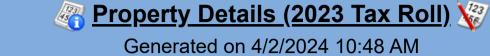
**Land Tracts Use Code Use Code Description** 

**Number of Units** 

**Unit of Measure** 

1000 Commercial, Vacant 38546.00

**Square Feet** 



Land

**Land Tracts** 

**Use Code Use Code Description Number of Units Unit of Measure** Square Foot 1000 Commercial Vacant 20546 00

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 REVEN	IUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398			
LEE CO ALL HAZARDS PR	OTECTION DIST / 101	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398			
LEE CO UNINCORPORATI	ED MSTU / 020	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398			
LEE COUNTY LIBRARY DI	ST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398			
LEE CO HYACINTH CONT	ROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971			
LEE CO MOSQUITO CONT	ROL 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 NA	VIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408			
PUBLIC SCHOOL - BY LO	CAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966			
PUBLIC SCHOOL - BY STA	TE 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 CO	ONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406			

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 2021000329487 01 V

View Recorded Plat at LeeClerk.org

Use the above link to view recorded plat information on the Lee County Clerk of Courts website.

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 COM2023-01111 Building Addition 06/12/2023 COM2023-00126 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	10592448	Split (From another Parcel)	10/04/2021			
06-46-26-L4-1000J.0000	<u>10610203</u>	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	С		0.00			

Flood and Storm Information  Generated on 4/2/2024 10:48 AM						
Flood Insurance Find my flood zone Evacuation Zone						
Community	Panel	Version	Date	Evacuation Zone		
071C	0582	F	8/28/2008	D		