



Property Data

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

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

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

[View Parcel on Google Maps](#)

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



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

Image of Structure [?](#)



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
2023 Values / Additional Info	2023	346,914	346,914	346,914	318,005	0	0	318,005
2022 Values / Additional Info	2022	289,095	289,095	289,095	289,095	0	0	289,095
/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

Property Details (2023 Tax Roll)

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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

Taxing Authorities

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SAN CARLOS FIRE / 071

Name / Code	Category	Mailing Address
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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 !

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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

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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 !

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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	10610203	Split (From another Parcel)	10/04/2021

Solid Waste (Garbage) Roll Data

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

Flood and Storm Information

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