



## Property Information

## Request Information

## Update Information

File#:	BF-X01611-5882917189	Requested Date:	04/06/2024	Update Requested:
Owner:	FRIDOOON SHIROONI	Branch:		Requested By:
Address 1:	17707 OAKMONT RIDGE CIR	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	FORT MYERS, FL	# 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 Building Department  
Payable Address: 7391 College Parkway Fort Myers, FL 33907  
Business # (239) 533-8895

**PERMITS** Per Lee County Department of Building there are no Open/Pending/Expired Permit on this property.  
Collector: Lee County Building Department  
Payable Address: 7391 College Parkway Fort Myers, FL 33907  
Business # (239) 533-8895

**SPECIAL ASSESSMENTS** Per Lee County Finance Department there are no Special Assessments/liens on the property.  
Collector: Lee County MSTBU  
Payable Address: 7391 College Parkway Fort Myers, FL 33907  
Business # (239) 533-2308

**DEMOLITION** NO

**UTILITIES**  
WATER & SEWER  
Account #: NA  
Payment Status: Paid  
Status: Pvt & Lienable.  
Amount Due: 0.00  
Good Thru: NA  
Account Active: YES  
Collector: Lee County Public Works and Special Assessments  
Payable Address: 7391 College Parkway Fort Myers, FL 33907  
Business # (239) 533-8845

**GARBAGE:**  
Garbage bills are included in the real estate property taxes



# Property Data

STRAP: 10-46-25-03-00003.0030 Folio ID: 10444193

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

Generated on 4/10/2024 12:35 PM

## + Owner Of Record - Tenants by Entirety

SHIROONI FIRDOON &  
MORADI NASRIN  
17707 OAKMONT RIDGE CIR  
FORT MYERS FL 33967

[\[Change Mailing Address\]](#)



## + Site Address

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

17707 OAKMONT RIDGE CIR  
FORT MYERS FL 33967

## Property Description

Do not use for legal documents!



OAKMONT AT THE LAKES AT THREE OAKS PB 61 PGS 40-43 BLK 3  
LOT 3

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 61 and 40 for the book and page numbers.

### Attributes and Location Details

Total Bedrooms / Bathrooms 3 / 2.0  
Gross Living Area 1,943  
1st Year Building on Tax Roll 1999  
Historic Designation No

Township	Range	Section	Block	Lot
46	25E	10	00003	0030
Municipality	Latitude	Longitude		
Lee County Unincorporated - 0	26.47888	-81.80054		

[View Parcel on Google Maps](#)

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



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

## Image of Structure



Photo Date July of 2003  View other photos

Last Inspection Date: 07/01/2022

## Property Values / Exemptions / TRIM Notices

Generated on 4/10/2024 12:35 PM

Exemption	Amount
Homestead Exemption	25,000.00
Additional Homestead Exemption	25,000.00

[2024 Homestead Exemption Renewal Card](#)

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
	Current	363,579	101,232	363,579	150,002	50,000	0	100,002
<a href="#">2023 Values / Additional Info</a>	2023	363,579	101,232	363,579	150,002	50,000	0	100,002
<a href="#">2022 Values / Additional Info</a>	2022	318,161	83,407	318,161	145,633	50,000	0	95,633
<a href="#">2021 Values / Additional Info</a>	2021	244,399	58,655	244,399	141,391	50,000	0	91,391
<a href="#">2020 Values / Additional Info</a>	2020	229,325	57,565	229,325	139,439	50,000	0	89,439
<a href="#">2019 Values / Additional Info</a>	2019	230,941	55,225	230,941	136,304	50,000	0	86,304
<a href="#">2018 Values / Additional Info</a>	2018	230,941	55,225	230,941	133,763	50,000	0	83,763
<a href="#">2017 Values / Additional Info</a>	2017	226,897	46,000	226,897	131,012	50,000	0	81,012
<a href="#">2016 Values</a>	2016	206,398	46,000	206,398	128,317	50,000	0	78,317
<a href="#">2015 Values</a>	2015	200,304	31,500	200,304	127,425	50,000	0	77,425
<a href="#">2014 Values</a>	2014	168,701	25,000	168,701	126,414	50,000	0	76,414
<a href="#">2013 Values</a>	2013	148,812	25,000	148,812	124,546	50,000	0	74,546

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

## Records

Showing 0-0 of 0

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

### Search for Records

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

### 3 Record results matching your search results

Click any of the results below to view more details.

Showing 1-3 of 3 | [Download results](#) | [Add to collection](#) | [Add to cart](#)

<input type="checkbox"/>	Record Number	Address	Description	Status	Action	Related Records	Submittal Type
<input type="checkbox"/>	ELE2023-01959	17707 OAKMONT RIDGE CIR, FORT MYERS FL 33967	EMERGENCY METERS change	Closed-CC Issued		0	ePlan
<input type="checkbox"/>	ROF2018-11079	17707 OAKMONT RIDGE CIR, FORT MYERS FL 33967	Re Roof	Closed-CC Issued		0	
<input type="checkbox"/>	RES199903724	17707 OAKMONT RIDGE CIR	SFR LOT 3 BLK 3 98-S431876	Closed-Conversion		0	

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**Search Applications**
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## Records

Showing 0-0 of 0

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

No records found.

### Search for Records

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### Search by Address

 ▼

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
17707 OAKMONT RIDGE CIR, 1-OAKMONT RIDGE CIR
17707 OAKMONT RIDGE CIR, FORT MYERS FL 33967
17707 OAKMONT RIDGE CIR, 4625 104625, FORT MYERS FL 33967

1500 Monroe St. Fort Myers, FL 33901



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Create an Application Search Applications Schedule an Inspection

**Record RES199903724:**  
**Residential New Primary Structure**  
**Record Status: Closed-Conversion**

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

Record Info ▾

Payments ▾

## Work Location

17707 OAKMONT RIDGE CIR \*

## 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.

### Project Description:

SFR LOT 3 BLK 3 98-S431876

▼ More Details

- ▣ Application Information
- ▣ Application Information Table
- ▣ Parcel Information

Parcel Number:10462503000030030 \*

Block:--

Lot:--

Subdivision:--

PLANNINGCOMMUNITY: 13

HISTORIC: No

FIREDISTRICT: SCF

1500 Monroe St. Fort Myers, FL 33901



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**Search Applications**
Schedule an Inspection

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Showing 0-0 of 0

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No records found.						

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### Search by Address

 ▼

Street No.:  - To  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
17707 OAKMONT RIDGE CIR, 1-OAKMONT RIDGE CIR
17707 OAKMONT RIDGE CIR, FORT MYERS FL 33967
17707 OAKMONT RIDGE CIR, 4625 104625, FORT MYERS FL 33967

Listed below are the records issued for  
 17707 OAKMONT RIDGE CIR, FORT MYERS FL 33967

Showing 1-2 of 2 | [Download results](#) | [Add to collection](#) | [Add to cart](#)

<input type="checkbox"/>	Record Number	Address	Description	Status	Action	<u>Related Records</u>	Submittal Type
<input type="checkbox"/>	ELE2023-01959	17707 OAKMONT RIDGE CIR, FORT MYERS FL 33967	EMERGENCY METERS change	Closed-CC Issued		0	ePlan
<input type="checkbox"/>	ROF2018-11079	17707 OAKMONT RIDGE CIR, FORT MYERS FL 33967	Re Roof	Closed-CC Issued		0	



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

### Record ELE2023-01959:

Electrical

Record Status: Closed-CC Issued

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

[Record Info](#) ▼

[Payments](#) ▼

### Work Location

17707 OAKMONT RIDGE CIR \*  
FORT MYERS FL 33967

### Record Details

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**Applicant:**

**Licensed Professional:**

Anthony Peters  
Lit Electric Inc  
13235 Whitehaven Lane 1006  
Ft Myers, Florida, 33966

ANTHONY M PETERS  
LIT ELECTRIC INC  
13235 WHITEHAVEN LANE #1006  
FORT MYERS, FL, 33966  
Primary Phone:  
Certified Electrical Contractor EC13012007

### Project Description:

EMERGENCY METER CHANGE 17707 Oakmont Ridge  
EMERGENCY METERS change

### More Details

Application Information

Parcel Information

**Parcel Number:10462503000030030 \***

Block:00003

Lot:0030

Subdivision:--

FOLIO: 10444193

OWNER NAME: SHIROONI FIRDOON &

PLUC1: RS

PLUC2: PR

PLUC3: PO

UPDATED: 02/12/2018

UPDATEDBY: PA

PLANNINGCOMMUNITY: San Carlos

MUNICODE: Lee County Unincorporated

MODEL: single family residential

VACIMP: Improved

GARBAGEDISTRICT: 003

FUTURELANDUSE: Urban Community

TAXCODE: SINGLE FAMILY RESIDENTIAL

FLOODINSURANCE: X

CONFIDENTIAL: N

YEARSPLIT: Jul

CREATEDATE: 07/07/1998

BUILDINGYEAR: 1999

NUMBERUNITS: 1

STORMSURGE: C

BUILDING: 234754

ASSESSED: 145633

BUILDINGXF: 0

DEPTH: 0

LAND: 83407

FRONT: 0

FLOODWAY: N

HISTORIC: N

COASTALBARRIER: N

COASTALBUILDING: N

COASTALHIGHHAZARD: N

SEATURTLE: N

VEGPERMIT: N

EAGLENESTING: N

HOMESTEAD: Y

ENFORCEMENTDISTRICT: 52

FIREDISTRICT: San Carlos Park

PREVSTRAP: 10462500000040010

PREVFOLIO: 10444107

STORIES: 1.0  
BATHROOMS: 2.0  
BEDROOMS: 3  
SOIL1: POMPANO FINE SAND  
ZONING1: RPD  
WSBLDGRISKI: 150 mph  
WSBLDGRISKII: 160 mph  
WSBLDGRISKIIIIV: 170 mph  
SALEDATE: 08/10/1999  
AMOUNT: 141500  
SALEDATE2: 06/12/1998  
SALEAMOUNT2: 480000  
SALEBOOK2: B2974  
SALEPAGE2: P0883  
SALEDATE3: 05/01/1983  
SALEAMOUNT3: 720000  
SALEBOOK3: B1671  
SALEPAGE3: P1528

1500 Monroe St. Fort Myers, FL 33901

# Search

## Property Search

Property ID

Search

Results Returned: 0

# Search

## Property Search

Site Address 1

Search

Results Returned: 0

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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.					

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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.

## 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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 Street Name:   
 Unit No.:

City:

State:

Zip:

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

Address

17707 OAKMONT RIDGE CIR, 1-OAKMONT RIDGE CIR

17707 OAKMONT RIDGE CIR, FORT MYERS FL 33967

17707 OAKMONT RIDGE CIR, 4625 104625, FORT MYERS FL 33967

Showing 0-0 of 0

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

No records found.

1500 Monroe St. Fort Myers, FL 33901

## LCU Lien Request ID 7181

utilities@leegov.com <utilities@leegov.com>

To:MLS <MLS@stellaripl.com>

Thank you for contacting Lee County Utilities.

17707 OAKMONT RIDGE CIR

No amounts due.

There is no assessment balance on your Utilities bill.

Water and Sewer service is provided for this address.

If we can be of further assistance, please let us know.

Thank you,

### Lee County Utilities

7391 College Parkway, Fort Myers, FL 33907

**office:** (239) 533-8845

**fax:** (239) 485-8845

**email:** [utilities@leegov.com](mailto:utilities@leegov.com)

**web:** [www.leegov.com/utilities](http://www.leegov.com/utilities)

**customer portal:** [myutilities.leegov.com](http://myutilities.leegov.com)

### [Customer Service Survey](#)

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Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.