



Real Property Information for 422310135018 for the 2023 Tax Roll

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

Report Hurricane Ian Damage

Owner:

BODNAR STEPHEN J & KELLY J BODNAR
3314 MAYNARD RD
SHAKER HEIGHTS, OH 44122

Ownership current through: 7/31/2023

Property Location:

Property Address: 27194 TREADMILL DR

Property City & Zip: PUNTA GORDA 33955

Business Name:

General Parcel Information

Taxing District:

104

In City of Punta Gorda:

NO

Current Use:

VACANT RESIDENTIAL

Future Land Use (Comp. Plan):

Low Density Residential

Zoning Code:

RSF3.5

Market Area / Neighborhood / Subneighborhood:

03/14/00

Map Number:

5C10N

Section/Township/Range:

10-42-23

SOH Base Year:

Waterfront:

NO

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sales code	Qualification/Disqualification Code
3/15/2018	<u>4295/448</u>	<u>2597080</u>	\$100	VACANT	<u>11</u>
5/5/2009	<u>3382/1928</u>	<u>1847653</u>	\$1,400	VACANT	<u>11</u>

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.

Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0430G	OUT	OUT	D	12015C	Outside of CBRA Zone	120061	See FIS	

*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.

For more information, please contact Building Construction Services at 941-743-1201.

2022 Value Summary

Approach	Land	Land Improvements	Building	Damage	Total
Cost Approach					N/A
Income Approach					N/A
Market Approach	\$3,800				\$3,800
Classified Value					N/A

2022 Certified Tax Roll Values, as of January 1, 2022

Approach	County	City	School	Other
Certified Just Value (<u>Just Value reflects 193.011 adjustment.</u>):	\$3,230	\$3,230	\$3,230	\$3,230
Certified Assessed Value:	\$1,683	\$1,683	\$3,230	\$1,683
Certified Taxable Value:	\$1,683	\$1,683	\$3,230	\$1,683

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Depth	Table/ Factor	Acreage
1	TGA 009 0193 0047	0000	RSF3.5	LOT	1	0		0

Land Value may be adjusted due to scrub jay habitat. You can access [the Board of County Commissioner's website](#) to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the [County's Natural Resources web site](#).

Legal Description:

Short Legal: TGA 009 0193 0047	Long Legal: TROP GULF ACRES UN9 BLK 193 LT 47 111/522 476/462 1455/327 TD3382/1928 DC4280/1490-MJB 4295/448 AFF4295/449
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