



Property Data

STRAP: 16-45-24-21-00007.1164 Folio ID: 10202781

Hurricanes Helene/Milton Tax Roll Value Letter Hurricane Ian Tax Roll Value Letter

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

CEDARS OF LEBANON INC
1002 RAGAN CT
GOODLETTSVILLE TN 37072



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



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

Site Address

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

4293 ISLAND CIR 2
FORT MYERS FL 33919

Property Description

Do not use for legal documents!



CALOOSA BAYVIEW PH A CONDO BLDG 7 OR 1024 PG 205 UNIT 1164

[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	3 / 2.0
Gross Living Area	1,496
1st Year Building on Tax Roll	1973
Historic Designation	No

Township	Range	Section	Block	Lot
45	24E	16	00007	1164
Municipality	Latitude	Longitude		
Lee County Unincorporated - 0	26.55852	-81.91954		

[View Parcel on Google Maps](#)

Image of Structure



Photo Date April of 2020 View other photos

Last Inspection Date: 04/07/2020

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
2024 / Additional Info	2024 (Final Value)	233,389	0	233,389	0	55,000	0	29,576
2023 / Additional Info	2023 (Final Value)	68,600	0	68,600	0	48,600	0	20,000
2022 / Additional Info	2022 (Final Value)	163,038	0	163,038	0	50,500	0	29,221
2021 / Additional Info	2021 (Final Value)	118,562	0	118,562	0	50,500	0	26,899
2020 / Additional Info	2020 (Final Value)	113,858	0	113,858	0	50,500	0	25,830
2019 / Additional Info	2019 (Final Value)	107,398	0	107,398	0	50,114	0	24,500
2018 / Additional Info	2018 (Final Value)	107,398	0	107,398	0	48,723	0	24,500
2017 / Additional Info	2017 (Final Value)	104,168	0	104,168	0	47,217	0	24,500
2016	2016 (Final Value)	96,725	0	96,725	0	45,742	0	24,500
2015	2015 (Final Value)	84,000	0	84,000	0	45,254	0	24,500
2014	2014 (Final Value)	69,200	0	69,200	0	44,700	0	24,500

2013	2013 (Final Value)	69,400	0	69,400	0	0	0	69,400
2012	2012 (Final Value)	54,900	0	54,900	0	0	0	54,900
2011	2011 (Final Value)	80,900	0	80,900	0	0	0	80,900
2010	2010 (Final Value)	76,300	0	76,300	0	0	0	76,300
	2009 (Final Value)	101,210	0	101,210	0	0	0	101,210
	2008 (Final Value)	121,900	0	121,900	0	0	0	121,900
	2007 (Final Value)	199,500	0	0	0	0	0	199,500
	2006 (Final Value)	144,800	0	0	0	0	0	144,800
	2005 (Final Value)	113,000	0	0	0	0	0	113,000
	2004 (Final Value)	105,000	0	0	0	0	0	105,000
	2003 (Final Value)	81,000	0	0	0	0	0	81,000
	2002 (Final Value)	76,000	0	0	0	0	0	76,000
	2001 (Final Value)	65,000	0	0	0	0	0	65,000
	2000 (Final Value)	59,000	0	0	0	0	0	59,000
	1999 (Final Value)	58,000	0	0	0	0	0	58,000
	1998 (Final Value)	53,000	0	0	0	0	0	53,000
	1997 (Final Value)	53,000	0	0	0	0	0	53,000
	1996 (Final Value)	53,000	0	0	0	0	0	53,000
	1995 (Final Value)	49,500	0	0	0	0	0	49,500
	1994 (Final Value)	49,260	0	0	0	0	0	49,260
	1993 (Final Value)	49,910	0	0	0	0	0	49,910
	1992 (Final Value)	49,910	0	0	0	0	0	49,910

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 as of 1/29/2025)

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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
410	DRY/PRESERVE/NEIGHBORHOOD/INTERIOR	0.00	

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
24 - Multi-family - Town House	1 - SINGLE FAMILY RESIDENTIAL	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
3	2.0	1973	1993

Building Subareas

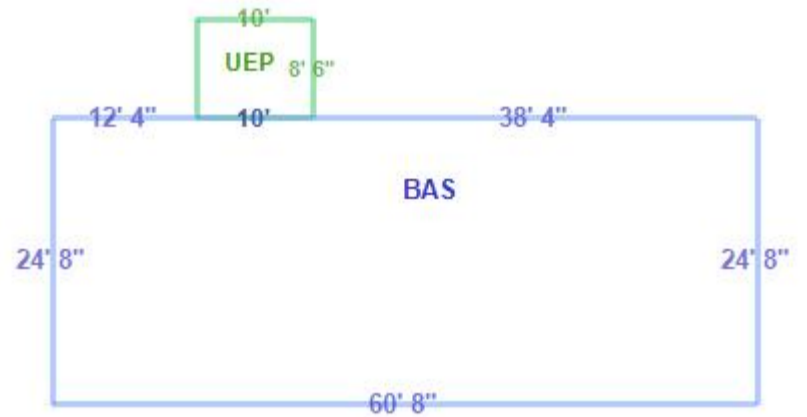
Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,496
UEP - UNFINISHED ENCLOSED PORCH	N	85

Building Front Photo



Photo Date: April of 2020

Building Footprint



Condominium

Complex Information

Complex Name	CALOOSA BAYVIEW PH A + B
Complex ID	1645242100000
Address	4283/4303 ISLAND CIR
Total Units	109

Amenities
 CLUB HOUSE
 COMMUNITY POOL
 TENNIS COURT

Unit Detail

Model	HAWAIIAN
Building	7
Unit	1164
Floor	1
Bedrooms	3
Bathrooms	2.0

Unit Subareas

Description	
BAS - BASE	
UEP - UNFINISHED ENCLOSED PORCH	

Frontage	LAKE
Structure	BOARD & BATTEN -AV
Roof	GABLE OR HIP
Parking	CARPORT - AVERAGE

Gross Living Area	1,496
Location	CORNER (END)
Balcony	GLASS
Parking	CARPORT - AVERAGE
Year Built	1973
Effective Year Built	1973

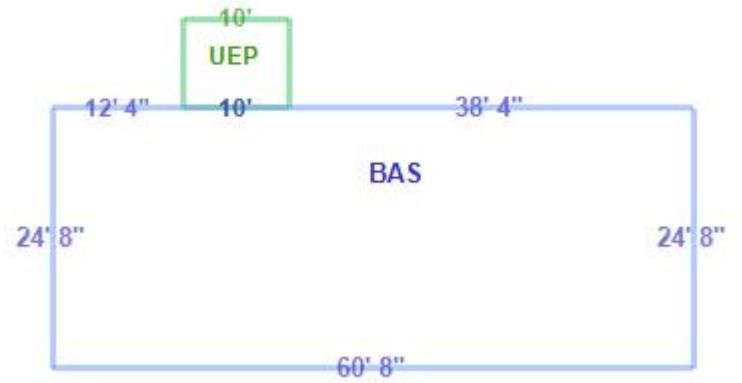
Heated / Under Air	Area (Sq Ft)
Y	1,496
N	85

Building Front Photo



Photo Date: April of 2020

Unit Footprint



Property Details (2024 Tax Roll)

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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
410	DRY/PRESERVE/NEIGHBORHOOD/INTERIOR	0.00	

Buildings

Building 1 of 1

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Building Subareas

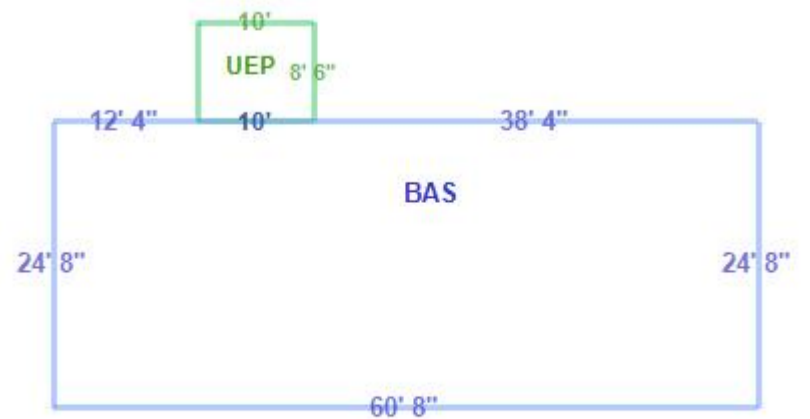
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Building Front Photo



Photo Date: April of 2020

Building Footprint



Condominium

Complex Information

Complex Name CALOOSA BAYVIEW PH A + B
Complex ID 1645242100000
Address 4283/4303 ISLAND CIR
Total Units 109

Frontage LAKE
Structure BOARD & BATTEN -AV
Roof GABLE OR HIP
Parking CARPORT - AVERAGE

Amenities
 CLUB HOUSE
 COMMUNITY POOL
 TENNIS COURT

Unit Detail

Model HAWAIIAN
Building 7
Unit 1164
Floor 1
Bedrooms 3
Bathrooms 2.0

Gross Living Area 1496
Location CORNER (END)
Balcony GLASS
Parking CARPORT - AVERAGE
Year Built 1973
Effective Year Built 1973

Unit Subareas

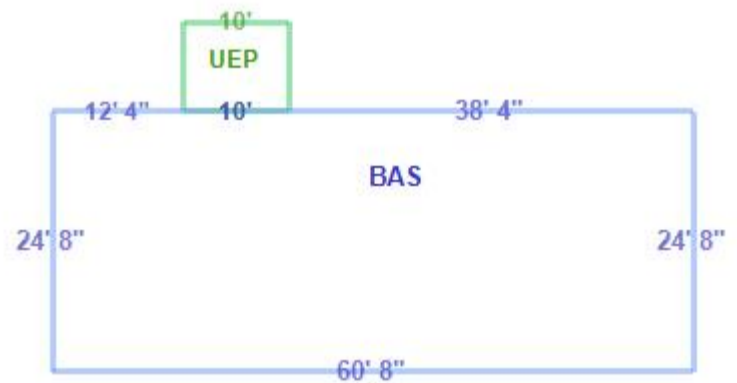
Description	Heated / Under Air	Area (Sq Ft)	
BAS - BASE	Y		1,496
UEP - UNFINISHED ENCLOSED PORCH	N		85

Building Front Photo



Photo Date: April of 2020

Unit Footprint



Taxing Authorities

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IONA MCGREGOR FIRE / 068

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
IONA MCGREGOR FIRE DISTRICT / 050	Independent District	IONA MCGREGOR FIRE DISTRICT 6061 S POINTE BLVD FORT MYERS FL 33919

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
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
SFWMD-OKEECHOBEE BASIN / 308	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
125,618.00	05/30/2024	2024000213395	01		I
79,000.00	06/21/2012	2012000140465	01		I
0.00	03/09/2012	2012000060448	11		I
100.00	08/01/1992	2326/3398	01		I
0.00	01/01/1987	1892/4422	03		I

[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

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](#).

Solid Waste (Garbage) Roll Data

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Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
002 - Service Area 2	R - Residential Category		1	312.03
	Collection Days			
Garbage	Recycling		Horticulture	
Tuesday	Tuesday		Tuesday	

Flood and Storm Information

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Community	Flood Insurance	Find my flood zone	Date	Evacuation Zone
	Panel	Version		
071C	0416	G	11/17/2022	A

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