



**State of Florida
Lee County Property Appraiser**

TITLE DEED TRANSFER CODE LIST

CODE	DESCRIPTION FOR CODES WITH SALE DATES ENDING 12/31/2008
01	DISQUALIFIED (DOC STAMP .70 / SP LESS TH \$100 / OTHER DISQ)
02	QUALIFIED (MULTIPLE STRAP # / 06-09I)
03	DISQUALIFIED (INTEREST SALES / COURT DOCS / GOVERNMENT)
04	DISQUALIFIED (MULTIPLE STRAP # - 01, 03, 04, 07)
05	QUALIFIED (AGRICULTURE CLASSIFIED - SINGLE OR MULTI PARCELS)
06	QUALIFIED (FAIR MARKET VALUE / ARMS LENGTH / ONE STRAP #)
07	NO LONGER USED (WAS DISQUALIFIED - MAIL ORDER SALES)
08	DISQUALIFIED (DOC STAMPS GREATER THAN .70/SP GR. THAN \$100)
09	QUALIFIED (INCLUDES BUILDING VALUE)
11	QUALIFIED (VACANT LAND WITH EXTRA FEATURES)
12	PARCEL SPLIT/COMBINE (PER DEED/REQUEST)
13	QUALIFIED (LAND ONLY/BLDG(S) TO BE DEMO)
77	CONDO DECLARATION/AMENDMENT
88	PLAT BOOK - SUBDIVISION
98	DISQUALIFIED (HURRICANE)
99	DISQUALIFIED (UNRECORDED DOCS / DEATH CERTIFICATES ETC.)

TITLE DEED TRANSFER CODE LIST

CODE	DESCRIPTION FOR CODES WITH SALE DATES BEGINNING 01/01/2009
01	TRANSFERS QUALIFIED AS ARM'S LENGTH AS A RESULT OF EXAMINATION OF THE DEED OR OTHER INSTRUMENT TRANSFERRING OWNERSHIP OF REAL PROPERTY
02	TRANSFERS QUALIFIED AS ARM'S LENGTH AS A RESULT OF CREDIBLE, VERIFIABLE, AND DOCUMENTED EVIDENCE
03	TRANSFERS AS QUALIFIED ARM'S LENGTH AT TIME OF TRANSFER, BUT THE PHYSICAL PROPERTY CHARACTERISTICS CHANGED SIGNIFICANTLY AFTER THE TRANSFER, OR TRANSFER INCLUDED PROPERTY CHARACTERISTICS NOT PRESENT AT TIME OF TRANSFER (EXAMPLES: PARCEL SPLIT, PARCEL COMBINATION, NEW CONSTRUCTION, DELETION, DISASTER, IMPROVEMENTS NOT SUBSTANTIALLY COMPLETE, SALE PRICE INCLUDES IMPROVEMENTS NOT YET BUILT)
04	TRANSFERS AS QUALIFIED ARM'S LENGTH AT TIME OF TRANSFER, BUT THE LEGAL CHARACTERISTICS HAVE SIGNIFICANTLY CHANGED AFTER THE TRANSFER
05	ARM'S-LENGTH TRANSACTION TRANSFERRING MULTIPLE PARCELS WITH MULTIPLE PARCEL IDENTIFICATION NUMBERS
06	ARM'S-LENGTH TRANSACTION TRANSFERRING A SINGLE PARCEL THAT CROSSES ONE OR MORE COUNTY LINES
11	CORRECTIVE DEED, QUIT CLAIM DEED, OR TAX DEED; DEED BEARING FLORIDA DOCUMENTARY STAMP AT THE MINIMUM RATE PRESCRIBED UNDER CHAPTER 201, F.S.; TRANSFER OF OWNERSHIP WHERE NO DOC STAMPS WERE PAID.
12	TRANSFER TO OR FROM FINANCIAL INSTITUTIONS; DEED STATING "IN LIEU OF FORECLOSURE" (INCLUDING PRIVATE LENDERS)
13	TRANSFER CONVEYING CEMETERY LOTS OR PARCELS
14	TRANSFER CONTAINING A RESERVATION OF OCCUPANCY FOR MORE THAN 90 DAYS (LIFE ESTATE INTEREST)
15	DEEDS WHERE THE CONSIDERATION IS INDETERMINABLE
16	TRANSFER CONVEYING OWNERSHIP OF LESS THAN 100% UNDIVIDED INTEREST
17	TRANSFER TO OR FROM A RELIGIOUS, CHARITABLE, OR BENEVOLENT ORGANIZATION OR ENTITY
18	TRANSFER TO OR FROM A FEDERAL, STATE, OR LOCAL GOVERNMENT AGENCY (INCLUDING TRUSTEES (OR BOARD) OF THE INTERNAL IMPROVEMENT TRUST FUND, COURTS, COUNTIES, MUNICIPALITIES, SHERIFFS, OR EDUCATIONAL ORGANIZATIONS)
19	TRANSFER TO OR FROM BANKRUPTCY TRUSTEES, ADMINISTRATORS, EXECUTORS, GUARDIANS, PERSONAL REPRESENTATIVES, OR RECEIVERS
20	TRANSFER TO OR FROM UTILITY COMPANIES
30	TRANSFER INVOLVING AFFILIATED PARTIES (EXAMPLES: FAMILY, CORPORATE, BUSINESS, LANDLORD-TENANT)
31	TRANSFER INVOLVING A TRADE OR EXCHANGE OF LAND
32	TRANSFER INVOLVING AN ABNORMAL PERIOD OF TIME BETWEEN CONTRACT DATE AND SALE DATE (EXAMPLES: PRE-CONSTRUCTION SALES, PRE-DEVELOPMENT SALES)
33	TRANSFER THAT INCLUDED INCOMPLETE OR UNBUILT COMMON PROPERTY
34	TRANSFER SATISFYING PAYMENT IN FULL OF A PRIOR PROPERTY CONTRACT
35	TRANSFER INVOLVING ATYPICAL AMOUNTS OF PERSONAL PROPERTY
36	TRANSFER INVOLVING ATYPICAL COSTS OF SALE
37	TRANSFER WHERE PROPERTY WAS NOT EXPOSED TO THE OPEN-MARKET; TRANSFER INVOLVING PARTICIPANTS WHO WERE ATYPICALLY MOTIVATED OR NOT KNOWLEDGEABLE/INFORMED OF MARKET CONDITIONS OR PROPERTY CHARACTERISTICS
38	TRANSFER WHICH WAS FORCED OR UNDER DURESS; TRANSFER WHICH WAS TO PREVENT FORECLOSURE (OCCURS PRIOR TO DATE SHOWN IN JUDGMENT ORDER FOR PUBLIC SALE)
39	TRANSFER WHERE THE CONSIDERATION PAID FOR REAL PROPERTY IS VERIFIED TO BE DIFFERENT THAN THE CONSIDERATION INDICATED BY DOC STAMPS
40	TRANSFER INVOLVING NON-MARKET FINANCING OR ASSUMPTION OF NON-MARKET LEASE

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CODE	DESCRIPTION FOR CODES WITH SALE DATES BEGINNING 01/01/2009
41	OTHER; REQUIRES DOCUMENTATION AND PRIOR APPROVAL OF THE DEPARTMENT OF REVENUE (CODE 41 PROTOCOL AVAILABLE AT HTTP://DOR.MYFLORIDA.COM/DOR/PROPERTY/RP/DATAFORMATS09/CODE41PROTOCOL.HTML)
42	TRANSFER INVOLVING MORTGAGE FRAUD PER NOTIFICATION OF PROBABLE CAUSE BY A LAW ENFORCEMENT AGENCY
43	TRANSFER WHERE THE SALE PRICE INDICATED BY DOC STAMPS IS VERIFIED TO BE AN ALLOCATED PRICE AS PART OF A PACKAGE OR BULK TRANSACTION
77	CONDO DECLARATION/AMENDMENT
88	PLAT BOOK - SUBDIVISION
98	UNABLE TO PROCESS TRANSFER DUE TO TRANSFER INSTRUMENT ERRORS (EXAMPLES: INCOMPLETE OR INCORRECT LEGAL DESCRIPTION, INCORRECT GRANTOR)
99	TRANSFER OCCURRED WITHIN 90 DAYS AND QUALIFICATION DECISION HAS NOT YET BEEN MADE; THIS CODE IS INVALID FOR TRANSFERS OCCURRING MORE THAN 90 DAYS EARLIER
XX	IGNORED - NON SALE TRANSACTION LIKE AFFIDAVIT OR DEATH CERTIFICATE