STATE OF FLORIDA
LEE COUNTY PROPERTY APPRAISER
MATTHEW H. CALDWELL

Mailing Address:
P.O. Box 1546
Fort Myers, Florida 33902-1546

Physical Address:
2480 Thompson Street
Fort Myers, Florida 33901-3074

Telephone: (239) 533-6100

Website: www.leepa.org

November 06, 2026

10440501

SAMMARONE MARCELLO &
1130 ROUTE 46 W #1
PARSIPPANY, NJ 07054

Re: 2025 Tax Roll Value

13921 WILLISTON WAY NAPLES 34119
05-48-26-B3-01203.J083

In the chart below you will find the tax roll values from the 2025 ad valorem tax roll. These values represent the Lee County Property Appraiser's determination of Just Value for ad valorem tax purposes for the 2025 tax roll.

	JUST VALUE
Total Value	$4,566,946
Land Value	$768,336
Land Extra Features Value	$24,179
Building Value	$3,590,765
Building Extra Features Value	$183,666

Please note that these are allocated values, developed as of January 1 of the tax roll year, and they may not reflect the current value of your property. If you believe that our conclusions and methods are not useful for your purposes, I encourage you to consult an independent professional.

Please be advised that we are providing this information as a proactive courtesy and this letter serves as an official copy of our records for the parcel listed above as of the effective date of this letter.

Sincerely,

Hon. Matthew H. Caldwell

LEE COUNTY PROPERTY APPRAISER
GENERATED ON 11/6/2026 12:11 PM

2025 Tax Roll
Historical

SITE ADDRESS
13921 WILLISTON WAY

OWNER'S NAME
SAMMARONE MARCELLO &

OWNER'S ADDRESS
1130 ROUTE 46 W #1
PARSIPPANY NJ 07054

PROPERTY DESCRIPTION
QUAIL WEST PH 2 UT 2
PB 60 PGS 36-39
BLK 3 LOT J83

DOR CODE 01 - SINGLE FAMILY RESIDENTIAL
NBHD CODE 08-160.6 QUAIL WEST

BUILDING CHARACTERISTICS

ELEMENT	CODE	TYPE / DESCRIPTION / VALUE
STORIES		2.0
BEDROOMS		4
BATHROOMS		4.5
EXTERIOR WALL	17	CB STUCCO
EXTERIOR WALL	0	NONE
ROOF STRUCTURE	8	IRREGULAR
ROOF COVER	7	CONCRETE TILE
INTERIOR WALL	5	DRYWALL
INTERIOR WALL	0	NONE
INTERIOR FLOOR	19	MARBLE
INTERIOR FLOOR	12	HARDWOOD
HEATING FUEL	4	ELECTRIC
HEATING TYPE	4	FORCED AIR-DUCTED
AC TYPE	3	CENTRAL
QUALITY	5.0000	EXCELLENT
CEILING HEIGHT	CLGHT	CEILING HEIGHT 14-16'

BUILDING SUBAREA DETAIL

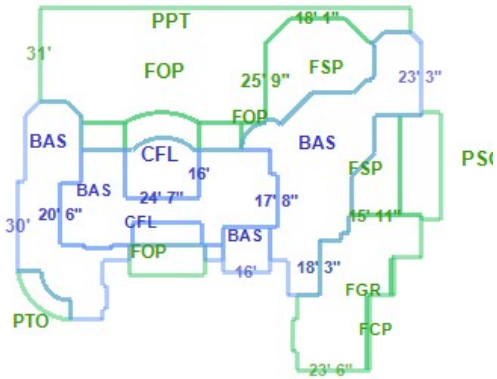
AREA TYPE	YEAR BUILT	GROSS AREA	PCT BASE	ADJ AREA	CAP	COST
BASE	2009	5,241	100	5,241		1,559,688
CATHEDRAL FLOOR AREA	2009	618	130	803		238,968
FINISHED CARPORT	2009	38	20	8		2,381
FINISHED GARAGE	2009	1,298	40	519		154,451
FINISHED OPEN PORCH	2009	749	20	150		44,639
FINISHED OPEN PORCH	2009	254	20	51		15,177
FINISHED SCREEN PORCH	2009	1,301	30	390		116,061
FINISHED UPPER STORY	2009	1,767	100	1,767		525,848
PATIO	2009	136	5	7		2,083
POOL ENCLOSURE CUSTOM/COMM	2009	477	35	167		49,698
POOL PATIO	2009	3,025	0	0		0
TOTALS		**14,904**		**9,103**		**2,708,994**

FOLIO ID: **10440501** STRAP: **05-48-26-B3-01203.J083**
CARD **1** of **1**

STRUCT INDEX	BASE RATE	EFF BASE RATE	EFF AREA	RCN	REMAINING WORTH	COST VALUE
1.57	**223.00**	**350.11**	**9,103**	**3,187,051**	**85%**	**2,708,994**

IMP TYPE **108 - S Colonial** MODEL **1 - SINGLE FAMILY RESIDENTIAL**

FLOOR 1



EXTRA FEATURES

LINE	CODE	DESCRIPTION	LENGTH	WIDTH	UNITS	UNIT PRICE	PCT COND	L/B	YEAR	AMN DEPR	DEPR ADJ	CAP FLAG	COST
1	ELEV R	ELEVATOR - RESIDENTIAL	0.00	0.00	1.00	23,634.00	1.00	B	2009	2.00	0.70	-	16,544
2	XAC	XTRA/ADDITIONAL A/C UNITS	0.00	0.00	3.00	8,000.00	1.00	B	2009	5.00	0.60	-	14,400
3	OKT	OUTDOOR KITCHEN	0.00	0.00	1.00	0.00	1.00	B	2009	2.00	0.70	-	0
4	PATIO F	PATIO - NATURAL STONE/TRAV	0.00	0.00	2565.00	19.97	1.00	B	2009	2.00	0.70	-	35,856
5	POOL R	POOL - RESIDENTIAL	0.00	0.00	460.00	105.95	1.00	B	2009	2.00	0.70	-	34,116
6	JAZ C	JACUZZI - TYPE C	0.00	0.00	1.00	17,170.00	1.00	B	2009	5.00	0.60	-	10,302
7	DISSAP	DISAPPEARING EDGE	0.00	0.00	2.00	3,502.00	1.00	B	2009	2.00	0.70	-	4,903
8	WALL DC	WALL - DECORATIVE - C.B.S.	80.00	8.00	640.00	18.92	1.00	L	2009	2.00	0.70	-	8,476
9	FPLC C	FIREPLACE - TYPE C	0.00	0.00	1.00	8,000.00	1.00	B	2009	2.00	0.70	-	5,600
10	GENRT	GENERATOR	0.00	0.00	1.00	0.00	1.00	L	2009	5.00	0.60	-	0
11	HT PUMP	A/C-POOL HEATERS	0.00	0.00	1.00	8,100.00	1.00	B	2009	5.00	0.60	-	4,860
											TOTAL OF EXTRA FEATURE VALUES		**156,805**

LAND

LINE	CODE	DESCRIPTION	ZONING	FRONT	DEPTH	DF	CF	TYPE	UNIT PRICE	UNITS	UT	TOTAL ADJ	CAP	EVAL NOTES
1	140	SFR GOLF	RPD	0	0	1.00	1.00	6	1,890,350.23	1.00	LT	1.00	-	AVM
												TOTAL OF LAND LINE VALUES		**768,336**

BOOK/PAGE OR INSTRUMENT	DATE	TYPE INST	OVR CODE	V I	SALE PRICE
2024000096284	4/5/2024	01	01	I	5,400,000
4330/3682	5/27/2004	06	06	V	577,000
3283/3279	6/29/2000	06	06	V	480,000
2115/2104	12/14/1989	04	04	V	4,477,500

VALUE SUMMARY	2025	2024
BUILDING COST VALUE	2,708,994	2,741,256
BUILDING EXTRA FEATURES	138,564	140,774
LAND EXTRA FEATURES	18,241	18,762
LAND VALUE	768,336	1,890,350
COST APPROACH VALUE	3,634,135	4,791,142
INCOME APPROACH VALUE	*	*
SALES APPROACH VALUE	4,566,946	4,835,544
MARKET VALUE	4,566,946	4,835,544

LEE COUNTY PROPERTY APPRAISER
GENERATED ON 11/6/2026 12:11 PM

2025 Tax Roll
Historical

FOLIO ID: **10440501** STRAP: **05-48-26-B3-01203.J083**
CARD **1** of **1** (Continued)

SITE ADDRESS
13921 WILLISTON WAY

OWNER'S NAME
SAMMARONE MARCELLO &

OWNER'S ADDRESS
1130 ROUTE 46 W #1
PARSIPPANY NJ 07054

PROPERTY DESCRIPTION
QUAIL WEST PH 2 UT 2
PB 60 PGS 36-39
BLK 3 LOT J83

DOR CODE 01 - SINGLE FAMILY RESIDENTIAL
NBHD CODE 08-160.6 QUAIL WEST

BUILDING CHARACTERISTICS

ELEMENT	CODE	TYPE / DESCRIPTION / VALUE
CONDITION	COND	CONDITION AVERAGE
ELEVATION	ELEV	ELEVATION 1-2'
FOUNDATION	FNDTN	FOUNDATION STEM WALL
FLOOR PLAN	FLRPLN	FLOOR PLAN SPLIT
DRIVEWAY	DRIVE	DRIVEWAY BRICK/TILE/BOM
LANDSCAPING	LANDSC	LANDSCAPING TYPICAL OF NBHD
TOPOGRAPHY	TOPOG	TOPOGRAPHY SITE FILLED
EXTRA BIDET	XBD	1.00
EXTRA SHOWER	XSH	2.00
EXTRA SINK	XSI	3.00
EXTRA TOILET	XTO	1.00
EXTRA SINK (WET BAR)	XWB	2.00
TRAY CEILINGS	TRAYS	10.00
HURRICANE SHUTTERS	HSHUTT	HURRICANE GLASS
LIVING UNITS	LVGU	1.00
UNITS IN BUILDING	UNITS	1.00

BUILDING SUBAREA DETAIL

AREA TYPE	YEAR BUILT	GROSS AREA	PCT BASE	ADJ AREA	CAP	COST

STRUCT INDEX	BASE RATE	EFF BASE RATE	EFF AREA	RCN	REMAINING WORTH	COST VALUE

EXTRA FEATURES

LINE	CODE	DESCRIPTION	LENGTH	WIDTH	UNITS	UNIT PRICE	PCT COND	L/B	YEAR	AMN DEPR	DEPR ADJ	CAP FLAG	COST
12	POOLHTR	POOL HEATER	0.00	0.00	1.00	2,500.00	1.00	B	2009	5.00	0.60	-	1,500
13	WINE	WINE ROOM	0.00	0.00	1.00	0.00	1.00	B	2009	2.00	0.70	-	0
14	FPLC B	FIREPLACE - TYPE B	0.00	0.00	1.00	5,450.00	1.00	B	2009	2.00	0.70	-	3,815
15	PATIO F	PATIO - NATURAL STONE/TRAV	0.00	0.00	477.00	19.97	1.00	B	2009	2.00	0.70	-	6,668
16	FNC AL4	FENCE - ALUM/VINYL - 4 FEET	310.00	1.00	310.00	45.00	1.00	L	2009	2.00	0.70	-	9,765
17	IRRGTN	IRRIGATION SYSTEM LAWN	0.00	0.00	1.00	0.00	1.00	L	2009	5.00	0.60	-	0

LAND

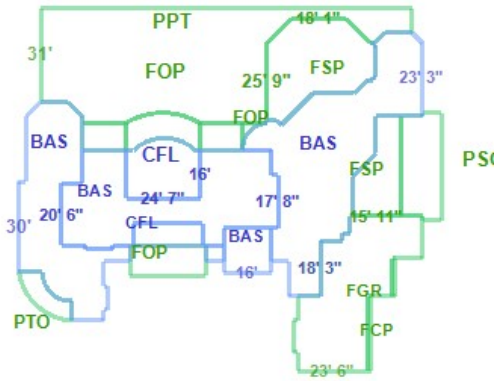
LINE	CODE	DESCRIPTION	ZONING	FRONT	DEPTH	DF	CF	TYPE	UNIT PRICE	UNITS	UT	TOTAL ADJ	CAP	EVAL NOTES

BOOK/PAGE OR INSTRUMENT	DATE	TYPE INST	OVR CODE	V I	SALE PRICE

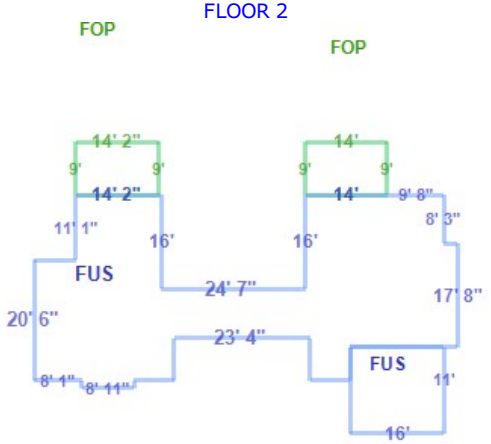
VALUE SUMMARY	2025	2024

ADDITIONAL FLOORS CARD **1** of **1** FOLIO:**10440501** PARCEL NO: **05-48-26-B3-01203.J083**

FLOOR 1



FLOOR 2



Property Record Card/Quick Reference Guide

LEE COUNTY PROPERTY APPRAISER
GENERATED ON 6/20/2022 12:00 PM

2022 TAX ROLL

1 SITE ADDRESS
1234 Happy Trail
Sunnyside, FL 32123

2 OWNER'S NAME
John Doe

3 OWNER'S ADDRESS
1234 Happy Trail
Sunnyside, FL 32123

4 PROPERTY DESCRIPTION
PAR IN NW 1/4 SEC 2 TWP 43 R 24
AS DESC IN INST 1234567890123

5
DOR CODE 01 - SINGLE FAMILY RESIDENTIAL
NBHD CODE 33-152.0
CAPE CORAL UNIT 35

8 BUILDING CHARACTERISTICS

ELEMENT	CODE	TYPE / DESCRIPTION / VALUE
STORIES		1.0
BEDROOMS		3
BATHROOMS		2.0
EXTERIOR WALL	17	CB STUCCO
EXTERIOR WALL	0	NONE
ROOF STRUCTURE	8	IRREGULAR
ROOF COVER	3	ASPHALT OR COMPOSITION
INTERIOR WALL	5	DRYWALL
INTERIOR WALL	0	NONE
INTERIOR FLOOR	11	CERAMIC CLAY TILE
INTERIOR FLOOR	14	CARPET
HEATING FUEL	4	ELECTRIC
HEATING TYPE	4	FORCED AIR-DUCTED
AC TYPE	3	CENTRAL
QUALITY	3.0000	AVERAGE
CEILING HEIGHT	CLGHT	CEILING HEIGHT 8-10'

9 BUILDING SUBAREA DETAIL

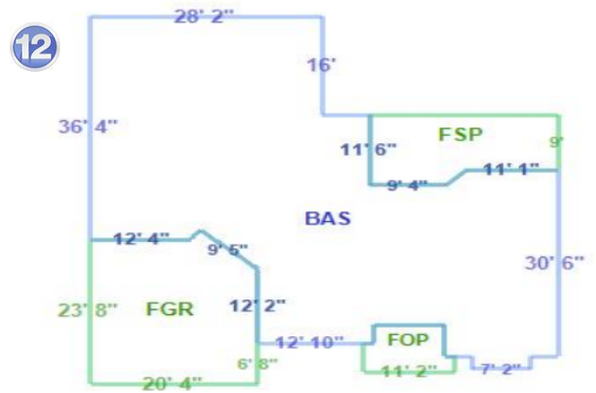
AREA TYPE	YEAR BUILT	GROSS AREA	PCT BASE	ADJ AREA	CAP	COST
BASE	2006	2,024	100	2,024		223,765
FINISHED GARAGE	2006	471	40	188		20,785
FINISHED OPEN PORCH	2006	75	20	15		1,658
FINISHED SCREEN PORCH	2006	233	30	70		7,739
TOTALS				2,803	2,297	253,947

10 FOLIO ID: 12345678 STRAP: 00-00-00-00-00000.0000
CARD 1 of 1

STRUCT INDEX	BASE RATE	EFF BASE RATE	EFF AREA	RCN	REMAING WORTH	COST VALUE
0.93	132.09	122.84	2,297	282,163	90 %	253,947

11 IMP TYPE 102 - Ranch MODEL 1 - SINGLE FAMILY RESIDENTIAL

12



EXTRA FEATURES

LINE	CODE	DESCRIPTION	LENGTH	WIDTH	UNITS	UNIT PRICE	PCT COND	L/B	YEAR	AMN DEPR	DEPR ADJ	CAP FLAG	COST
1	IRRGTN	IRRIGATION SYSTEM LAWN	0	0	1.00	0.00	1.00	L	2006	5.00	0.60	-	0
2	SHED FR	SHED - FRAME W/FLOOR	11.00	8.00	88.00	29.56	1.00	B	2012	2.00	0.92	-	2,393

6

TOTAL OF EXTRA FEATURE VALUES 2,393

LAND

LINE	CODE	DESCRIPTION	ZONING	FRONT	DEPTH	DF	CF	TYPE	UNIT PRICE	UNITS	UT	TOTAL ADJ	CAP	EVAL NOTES
1	100	SFR	R1-D	80	125	1.00	1.00	0	7,000.00	1.00	UT	1.00	-	CO

7

TOTAL OF LAND LINE VALUES 7,000

BOOK/PAGE OR INSTRUMENT	DATE	TYPE INST	OVR CODE	V I	SALE PRICE
2016000021582	1/28/2016	01	01	I	192,000
2008000064277	3/10/2008	06	06	I	148,500
2006000194823	5/5/2006	06	06	I	296,900
4566/1085	1/13/2005	06	08	V	46,000
4275/2764	3/15/2004	06	08	V	23,900
4047/2568	9/3/2003	08	08	V	8,300

13

VALUE SUMMARY	2022	2021
BUILDING COST VALUE	253,947	185,616
BUILDING EXTRA FEATURES	2,393	2,445
LAND EXTRA FEATURES	*	*
LAND VALUE	7,000	7,000
COST APPROACH VALUE	263,340	195,061
INCOME APPROACH VALUE	*	*
SALES APPROACH VALUE	165,553	148,829
MARKET VALUE	165,553	148,829

14

1. Site Address—physical location of the property
2. Owner's Name—listed owner of the property for tax purposes
3. Owner's Address—mailing address of owner
4. Property Description—internal abbreviated description of the property
5. DOR Code*—Department of Revenue assigned property classification code
6. Extra Features*—fences, swimming pools, sheds, etc. assigned to either land or building for value
7. Land*—includes description, zoning, lot type, unit price and total value
8. Building Characteristics*—attributes and component parts of the structure
9. Building Subarea Detail*—detailed information of the floor plan(s) in #12
10. Folio ID—8 digit internal account number; STRAP—17 digit parcel identification number
11. Improvement Type*—architectural style
12. Floor Plan Sketch—sketch and layout of the building area
13. Book/Page/Instrument—recorded/unrecorded sales, transfers and other documents
14. Value Summary—current year and previous year values

*A **Code Breakdown** is available on our website, **www.leepa.org**. To view a complete list, click on **Property and Appraisal Codes** located under the **Database Search** option at the top of the home page.