



STATE OF FLORIDA
LEE COUNTY PROPERTY APPRAISER
 MATTHEW H. CALDWELL

Mailing Address:
 P.O. Box 1546
 Fort Myers, Florida 33902-1546
Telephone: (239) 533-6100

Physical Address:
 2480 Thompson Street
 Fort Myers, Florida 33901-3074
Website: www.leepa.org



August 01, 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,

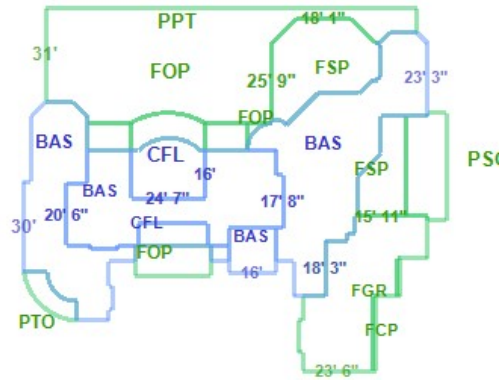
 A handwritten signature in black ink, appearing to read "M. Caldwell".

Hon. Matthew H. Caldwell

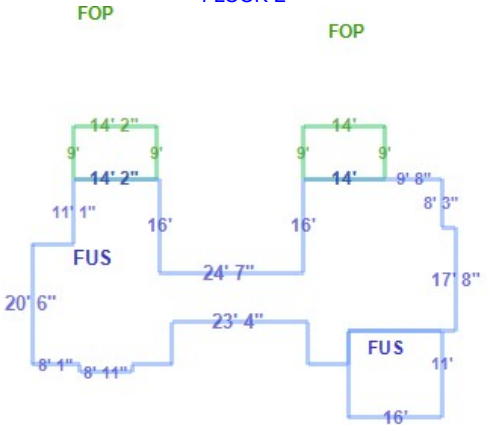
LEE COUNTY PROPERTY APPRAISER GENERATED ON 8/1/2026 6:10 PM		2025 Tax Roll Historical		BUILDING CHARACTERISTICS				BUILDING SUBAREA DETAIL						FOLIO ID: 10440501 STRAP: 05-48-26-B3-01203.J083 CARD 1 of 1																					
ELEMENT				CODE				TYPE / DESCRIPTION / VALUE				AREA TYPE		YEAR BUILT		GROSS PCT ADJ		AREA CAP		COST		STRUCT INDEX		BASE RATE		EFF BASE RATE		EFF AREA		RCN		REMAINING WORTH		COST VALUE	
SITE ADDRESS 13921 WILLISTON WAY OWNER'S NAME SAMMARONE MARCELLO & OWNER'S ADDRESS 1130 ROUTE 46 W #1 PARSIPPANY NJ 07054				STORIES				2.0				BASE		2009		5,241 100 5,241		1,559,688		1.57		223.00		350.11		9,103		3,187,051		85%		2,708,994			
PROPERTY DESCRIPTION QUAIL WEST PH 2 UT 2 PB 60 PGS 36-39 BLK 3 LOT J83				BEDROOMS				4				CATHEDRAL FLOOR AREA		2009		618 130 803		238,968		IMP TYPE		108 - S Colonial		MODEL		1 - SINGLE FAMILY RESIDENTIAL									
DOR CODE NBHD CODE				01 - SINGLE FAMILY RESIDENTIAL 08-160.6 QUAIL WEST				BATHROOMS				4.5				FINISHED CARPORT		2009		38 20 8															
				EXTERIOR WALL				17 CB STUCCO				FINISHED GARAGE		2009		1,298 40 519		154,451																	
				EXTERIOR WALL				0 NONE				FINISHED OPEN PORCH		2009		749 20 150		44,639																	
				ROOF STRUCTURE				8 IRREGULAR				FINISHED OPEN PORCH		2009		254 20 51		15,177																	
				ROOF COVER				7 CONCRETE TILE				FINISHED SCREEN PORCH		2009		1,301 30 390		116,061																	
				INTERIOR WALL				5 DRYWALL				FINISHED UPPER STORY		2009		1,767 100 1,767		525,848																	
				INTERIOR WALL				0 NONE				PATIO		2009		136 5 7		2,083																	
				INTERIOR FLOOR				19 MARBLE				POOL ENCLOSURE CUSTOM/COMM		2009		477 35 167		49,698																	
				INTERIOR FLOOR				12 HARDWOOD				POOL PATIO		2009		3,025 0 0		0																	
				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'																											
				TOTALS				14,904 9,103 2,708,994																											
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																				

LEE COUNTY PROPERTY APPRAISER GENERATED ON 8/1/2026 6:11 PM		2025 Tax Roll Historical		BUILDING CHARACTERISTICS			BUILDING SUBAREA DETAIL							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				ELEMENT	CODE	TYPE / DESCRIPTION / VALUE		AREA TYPE		YEAR	GROSS PCT	ADJ	BUILT AREA	BASE	AREA	CAP	COST	STRUCT INDEX	BASE RATE	EFF BASE RATE	EFF AREA	RCN	REMAINING WORTH	COST VALUE				
				CONDITION	COND	CONDITION AVERAGE																						
				ELEVATION	ELEV	ELEVATION 1-2'																						
				FOUNDATION	FNDTN	FOUNDATION N 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																										
EXTERNAL 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	OVR	V	SALE	VALUE SUMMARY				2025	2024

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

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

FLOOR 1

12

BOOK/PAGE OR INSTRUMENT	DATE	TYPE	OVR	V	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

14

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

6

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
TOTAL OF EXTRA FEATURE VALUES													2,393

7

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
TOTAL OF LAND LINE VALUES													7,000	

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.