



**State of Florida  
Lee County Property Appraiser**

**2023 REAL PROPERTY PRELIMINARY TAX ROLL TOTALS**

**TAXING AUTHORITY • IONA MCGREGOR FIRE DISTRICT**

DOR	DESCRIPTION	PARCELS	LAND VALUE	BUILDING VALUE	JUST VALUE	ASSESSED VALUE	TAXABLE VALUE
00	VACANT RESIDENTIAL	1,089	251,615,698	2,534,886	254,150,647	254,150,584	167,408,527
01	SINGLE FAMILY RESIDENTIAL	4,460	730,828,662	1,321,785,253	2,052,615,710	2,052,613,915	1,729,076,706
01	SINGLE FAMILY RESIDENTIAL / HOMESTEAD	10,551	1,927,723,091	3,573,070,842	5,500,797,563	5,500,793,933	2,773,128,162
02	MOBILE HOME	1,694	66,219,792	36,699,746	102,919,538	102,919,538	101,280,096
02	MOBILE HOME / HOMESTEAD	675	27,279,968	23,975,316	51,255,284	51,255,284	16,567,638
03	MULTI-FAMILY 10 OR MORE	16	74,888,488	356,801,801	431,690,289	431,690,289	360,288,024
04	CONDOMINIUM	10,307	743,603	2,683,127,036	2,683,870,639	2,683,870,639	2,081,072,361
04	CONDOMINIUM / HOMESTEAD	6,887	175,643	2,008,735,800	2,008,911,443	2,008,911,443	837,392,527
05	COOPERATIVES	174	5,935,960	3,859,667	9,795,627	9,795,627	9,785,627
05	COOPERATIVES / HOMESTEAD	75	2,343,660	2,420,485	4,764,145	4,764,145	1,485,186
06	RETIREMENT HOMES	9	4,806,679	45,601,762	50,408,441	50,408,441	50,227,163
07	MISCELLANEOUS RESIDENTIAL	673	1,276,640	78,644,462	79,921,102	79,921,102	66,958,899
08	MULTI-FAMILY LESS THAN 10	292	26,197,135	65,135,095	91,332,230	91,332,230	71,257,248
09	RESIDENTIAL COMMON ELEMENTS/AREAS	961	0	0	0	0	0
10	VACANT COMMERCIAL	139	51,247,572	792,420	52,039,992	52,039,992	39,990,572
11	STORES, ONE STORY	55	37,818,069	45,679,975	83,498,044	83,498,044	67,373,764
12	COMMERCIAL, MIXED USE	8	2,158,036	2,700,177	4,858,213	4,858,213	4,532,706
14	SUPERMARKETS	21	18,487,026	11,139,408	29,626,434	29,626,434	24,230,328
15	REGIONAL SHOPPING CENTER	1	4,879,603	13,902,330	18,781,933	18,781,933	18,781,933
16	COMMUNITY SHOPPING CENTER	41	42,964,942	116,275,667	159,240,609	159,240,609	151,534,767
17	OFFICE, ONE STORY	107	11,769,240	63,963,761	75,733,001	75,733,001	57,973,820
18	OFFICE, MULTI-STORY	21	4,736,442	35,656,431	40,392,873	40,392,873	38,559,503
19	PROFESSIONAL BUILDING	107	28,039,868	138,594,797	166,634,822	166,634,665	150,245,043
20	AIRPORTS, TERMINALS, PIERS	3	9,167,872	2,128,544	11,296,416	11,296,416	9,729,851
21	RESTAURANTS, CAFETERIAS	23	10,675,912	17,984,429	28,660,341	28,660,341	24,773,348
22	DRIVE-IN RESTAURANTS	9	7,339,925	6,068,067	13,407,992	13,407,992	8,956,508

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23	FINANCIAL INSTITUTIONS	26	11,068,554	21,689,713	32,758,267	32,758,267	31,526,933
24	INSURANCE COMPANY OFFICES	8	0	1,389,686	1,389,686	1,389,686	1,306,709
25	REPAIR SERVICE SHOPS	3	0	1,106,465	1,106,465	1,106,465	1,106,465
26	SERVICE STATIONS	7	4,171,823	4,042,111	8,213,934	8,213,934	6,991,521
27	AUTO SALES, REPAIR, ETC	18	8,830,159	7,459,082	16,289,241	16,289,241	12,114,093
28	PARKING LOTS, MH PARKS, ETC	10	101,938,357	2,773,052	104,711,409	104,711,409	96,147,444
32	ENCLOSED THEATER/AUDITORIUM	5	1,562,606	2,844,376	4,406,982	4,406,982	1,962,309
33	NIGHT CLUBS, LOUNGES, BARS	1	296,801	851,670	1,148,471	1,148,471	1,148,471
34	BOWLING ALLEYS, RINKS, ARENAS	2	84,190	246,651	330,841	330,841	306,312
35	TOURIST ATTRACTIONS	2	4,080,000	1,562,645	5,642,645	5,642,645	3,745,931
38	GOLF COURSE, DRIVING RANGE	6	5,649,894	8,985,371	14,635,265	14,635,265	14,465,787
39	HOTELS, MOTELS	9	27,064,563	86,709,886	113,774,449	113,774,449	102,023,637
40	VACANT INDUSTRIAL	16	3,235,163	566	3,235,729	3,235,729	2,183,972
41	LIGHT MANUFACTURING	4	669,076	1,932,483	2,601,559	2,601,559	2,488,024
48	WAREHOUSING, DISTRIBUTION TERMINALS	204	42,938,139	111,902,731	154,840,870	154,840,870	109,163,299
51	CROPLAND CLASS I	2	2,060,282	448,221	16,659,207	2,508,503	2,508,503
60	GRAZING LAND CLASS I	5	182,846	406,747	4,154,816	589,593	430,299
62	GRAZING LAND CLASS III	6	2,118	0	384,817	2,118	2,118
67	POULTRY, BEES, TROPICAL FISH, RABBITS	3	69,680	255,898	1,138,203	325,578	174,055
68	DAIRIES, FEED LOTS	4	225,189	1,880,581	3,526,634	2,105,770	1,602,386
69	ORNAMENTALS, MISCELLANEOUS AG	21	631,113	1,719,032	10,889,894	2,350,145	1,890,445
70	VACANT INSTITUTIONAL	43	2,883,218	194	2,883,412	2,883,412	84,954
71	CHURCHES, TEMPLES	37	21,421,200	41,937,717	63,358,917	63,358,917	0
72	PRIVATE SCHOOLS & COLLEGES	2	4,872,307	35,003,732	39,876,039	39,876,039	0
73	PRIVATELY OWNED HOSPITALS	2	3,786,506	13,191,866	16,978,372	16,978,372	0
74	HOMES FOR THE AGED	2	42,947,228	522,283,648	574,828,506	565,230,876	229,245,991
75	ORPHANAGES, NON-PROFIT SERVICE	15	2,407,044	20,908,426	23,315,470	23,315,470	92,506
77	CLUBS, LODGES, UNION HALLS	4	1,249,795	1,195,436	2,445,231	2,445,231	78,466
80	VACANT GOVERNMENTAL	143	14,718,408	11,838,304	26,556,712	26,556,712	0
82	FOREST, PARKS, RECREATIONAL	9	273,837	0	273,837	273,837	0
83	PUBLIC COUNTY SCHOOLS	3	13,072,021	186,794,722	199,866,743	199,866,743	0
84	COLLEGES	1	22,527,419	180,041,441	202,568,860	202,568,860	0
86	COUNTIES - OTHER	14	22,097,240	29,015,611	51,112,851	51,112,851	0
87	STATE - OTHER	1	32,767	0	32,767	32,767	0
89	MUNICIPAL - OTHER	16	15,925,002	441,771,162	457,696,164	457,696,164	638,944

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91	UTILITY	11	5,846,700	2,386,052	8,232,752	8,232,752	6,283,465
93	SUBSURFACE RIGHTS	2	200	0	200	200	200
94	RIGHT-OF-WAY	25	109,470	16,818	128,322	126,288	75,596
95	RIVERS, LAKES, SUBMERGED LAND	11	12,512	0	12,512	12,512	12,512
96	SEWAGE DISPOSAL, WASTE LANDS	39	759,679	57,197	884,403	816,876	721,793
97	OUTDOOR RECREATIONAL	4	5,222	0	8,390	5,222	5,222
99	ACREAGE NOT AG CLASSIFIED	10	19,994,604	0	20,019,120	19,994,604	4,419,143
..	HEADER & NOTE RECORDS	733	0	0	0	0	0
	<b>TOTALS</b>	<b>39,887</b>	<b>\$3,759,022,458</b>	<b>\$12,401,927,450</b>	<b>\$16,199,522,292</b>	<b>\$16,160,949,908</b>	<b>\$9,497,557,812</b>