



**State of Florida**  
**Lee County Property Appraiser**

**2025 REAL PROPERTY PRELIMINARY TAX ROLL TOTALS**

**TAXING AUTHORITY • CHARLESTON PARK AREA LIGHT UNIT MSTU**

| DOR           | DESCRIPTION                           | PARCELS    | LAND VALUE         | BUILDING VALUE      | JUST VALUE          | ASSESSED VALUE      | TAXABLE VALUE      |
|---------------|---------------------------------------|------------|--------------------|---------------------|---------------------|---------------------|--------------------|
| 00            | VACANT RESIDENTIAL                    | 93         | 1,056,498          | 36,181              | 1,092,679           | 1,092,679           | 752,512            |
| 01            | SINGLE FAMILY RESIDENTIAL             | 26         | 587,488            | 4,774,482           | 5,361,970           | 5,361,970           | 3,109,367          |
| 01            | SINGLE FAMILY RESIDENTIAL / HOMESTEAD | 26         | 574,076            | 4,818,607           | 5,392,683           | 5,392,683           | 883,333            |
| 02            | MOBILE HOME                           | 6          | 89,874             | 388,241             | 478,115             | 478,115             | 331,830            |
| 03            | MULTI-FAMILY 10 OR MORE               | 2          | 492,743            | 2,186,769           | 2,679,512           | 2,679,512           | 1,264,070          |
| 32            | ENCLOSED THEATER/AUDITORIUM           | 3          | 82,101             | 692,230             | 774,331             | 774,331             | 715,573            |
| 70            | VACANT INSTITUTIONAL                  | 8          | 37,400             | 0                   | 37,400              | 37,400              | 0                  |
| 71            | CHURCHES, TEMPLES                     | 2          | 17,350             | 294,562             | 311,912             | 311,912             | 0                  |
| 75            | ORPHANAGES, NON-PROFIT SERVICE        | 3          | 32,249             | 603,836             | 636,085             | 636,085             | 0                  |
| 80            | VACANT GOVERNMENTAL                   | 3          | 34,598             | 0                   | 34,598              | 34,598              | 0                  |
| 86            | COUNTIES - OTHER                      | 1          | 82,424             | 306,634             | 389,058             | 389,058             | 0                  |
| . .           | HEADER & NOTE RECORDS                 | 1          | 0                  | 0                   | 0                   | 0                   | 0                  |
| <b>TOTALS</b> |                                       | <b>174</b> | <b>\$3,086,801</b> | <b>\$14,101,542</b> | <b>\$17,188,343</b> | <b>\$17,188,343</b> | <b>\$7,056,685</b> |