



State of Florida
Lee County Property Appraiser

2025 REAL PROPERTY PRELIMINARY TAX ROLL TOTALS

TAXING AUTHORITY • SAN CARLOS ISLAND LIGHTING UNIT MSTU

DOR	DESCRIPTION	PARCELS	LAND VALUE	BUILDING VALUE	JUST VALUE	ASSESSED VALUE	TAXABLE VALUE
00	VACANT RESIDENTIAL	347	113,788,179	307,268	114,095,447	114,095,447	63,995,331
01	SINGLE FAMILY RESIDENTIAL	98	66,497,865	45,687,882	112,185,747	112,185,747	95,330,465
01	SINGLE FAMILY RESIDENTIAL / HOMESTEAD	121	86,690,736	82,017,734	168,708,470	168,708,470	95,294,535
02	MOBILE HOME	78	10,996,973	5,103,016	16,099,989	16,099,989	15,093,671
02	MOBILE HOME / HOMESTEAD	49	7,264,352	4,567,411	11,831,763	11,831,763	6,395,505
03	MULTI-FAMILY 10 OR MORE	1	2,051,262	852,427	2,903,689	2,903,689	788,434
04	CONDOMINIUM	240	22,660	44,053,492	44,076,152	44,076,152	42,119,400
04	CONDOMINIUM / HOMESTEAD	117	52,487	30,452,409	30,504,896	30,504,896	17,287,582
05	COOPERATIVES	47	4,977,368	3,106,041	8,083,409	8,083,409	7,524,822
05	COOPERATIVES / HOMESTEAD	17	1,846,901	1,335,984	3,182,885	3,182,885	1,238,582
08	MULTI-FAMILY LESS THAN 10	43	19,101,655	13,392,333	32,493,988	32,493,988	23,512,143
09	RESIDENTIAL COMMON ELEMENTS/AREAS	37	0	0	0	0	0
10	VACANT COMMERCIAL	23	25,610,075	7,661	25,617,736	25,617,736	15,890,942
11	STORES, ONE STORY	3	1,701,065	341,122	2,042,187	2,042,187	1,484,433
12	MIXED USE - STORE/OFFICE OR STORE/RES	5	2,045,118	1,090,087	3,135,205	3,135,205	1,461,080
14	SUPERMARKETS	1	1,435,063	279,932	1,714,995	1,714,995	848,276
16	COMMUNITY SHOPPING CENTER	3	4,212,476	1,437,010	5,649,486	5,649,486	2,666,146
17	OFFICE, ONE STORY	1	553,200	10	553,210	553,210	553,210
20	AIRPORTS, TERMINALS, PIERS, MARINAS	14	26,821,708	11,537,057	38,358,765	38,358,765	19,817,326
21	RESTAURANTS, CAFETERIAS	3	4,053,210	732,832	4,786,042	4,786,042	3,310,621
26	SERVICE STATIONS	1	421,785	103,903	525,688	525,688	525,688
27	AUTO SALES, REPAIR, ETC	1	968,584	40,116	1,008,700	1,008,700	1,008,700
28	PARKING LOTS, MH PARKS, ETC	7	32,726,674	2,246,231	34,972,905	34,972,905	14,616,848
39	HOTELS, MOTELS	1	2,781,781	661,855	3,443,636	3,443,636	3,269,136
40	VACANT INDUSTRIAL	12	12,219,750	22,977	12,242,727	12,242,727	6,206,915
41	LIGHT MANUFACTURING	2	2,510,607	105,506	2,616,113	2,616,113	2,380,598

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44	PACKING PLANTS	2	3,914,529	294,766	4,209,295	4,209,295	4,209,295
48	WAREHOUSING, DISTRIBUTION TERMINALS	6	10,564,491	1,760,211	12,324,702	12,324,702	9,013,987
49	OPEN STORAGE	1	2,869,220	256,027	3,125,247	3,125,247	1,118,560
70	VACANT INSTITUTIONAL	1	717,800	0	717,800	717,800	0
77	CLUBS, LODGES, UNION HALLS	2	3,940,869	926,395	4,867,264	4,867,264	0
80	VACANT GOVERNMENTAL	8	2,157,058	0	2,157,058	2,157,058	0
86	COUNTIES - OTHER	3	7,306,166	1,204,165	8,510,331	8,510,331	0
88	FEDERAL - OTHER	1	4,211,023	8,498,869	12,709,892	12,709,892	0
94	RIGHT-OF-WAY	6	5,214	0	7,329	5,214	4,358
95	RIVERS, LAKES, SUBMERGED LAND	12	1,637	0	1,637	1,637	1,637
96	SEWAGE DISPOSAL, WASTE LANDS	16	93,732	0	93,732	93,732	92,762
97	OUTDOOR RECREATIONAL	1	40	0	40	40	40
99	ACREAGE NOT AG CLASSIFIED	1	144,780	0	144,780	144,780	53,086
. .	HEADER & NOTE RECORDS	69	0	0	0	0	0
	TOTALS	1,401	\$467,278,093	\$262,422,729	\$729,702,937	\$729,700,822	\$457,114,114