



**State of Florida
Lee County Property Appraiser**

2025 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	2,018	280,662,040	3,330,027	283,992,158	283,992,067	226,685,739
01	SINGLE FAMILY RESIDENTIAL	4,662	869,577,899	1,449,450,613	2,319,030,695	2,319,028,512	2,128,619,785
01	SINGLE FAMILY RESIDENTIAL / HOMESTEAD	10,406	2,270,597,790	3,576,020,962	5,846,623,814	5,846,618,752	3,173,074,522
02	MOBILE HOME	1,103	63,938,123	69,080,417	133,018,540	133,018,540	111,157,117
02	MOBILE HOME / HOMESTEAD	460	26,190,417	37,072,960	63,263,377	63,263,377	21,134,992
03	MULTI-FAMILY 10 OR MORE	18	73,514,568	407,517,544	481,032,112	481,032,112	417,480,302
04	CONDOMINIUM	10,550	243,611	2,369,637,389	2,369,881,000	2,369,881,000	2,298,790,936
04	CONDOMINIUM / HOMESTEAD	6,687	230,386	1,719,563,732	1,719,794,118	1,719,794,118	900,619,961
05	COOPERATIVES	68	1,318,398	6,195,831	7,514,229	7,514,229	6,197,435
05	COOPERATIVES / HOMESTEAD	40	684,323	4,507,236	5,191,559	5,191,559	1,703,755
06	RETIREMENT HOMES	9	10,256,928	45,737,350	55,994,278	55,994,278	52,332,898
07	MISCELLANEOUS RESIDENTIAL	673	1,365,598	75,192,570	76,558,168	76,558,168	69,898,828
08	MULTI-FAMILY LESS THAN 10	294	38,795,517	91,166,680	129,962,197	129,962,197	97,308,262
09	RESIDENTIAL COMMON ELEMENTS/AREAS	964	0	0	0	0	0
10	VACANT COMMERCIAL	147	97,377,962	5,389,087	102,767,049	102,767,049	74,977,142
11	STORES, ONE STORY	56	59,014,562	38,139,888	97,154,450	97,154,450	77,433,486
12	MIXED USE - STORE/OFFICE OR STORE/RES	7	3,267,625	3,036,754	6,304,379	6,304,379	5,321,038
14	SUPERMARKETS	20	26,552,670	24,686,040	51,238,710	51,238,710	37,120,184
15	REGIONAL SHOPPING CENTER	1	9,571,659	10	9,571,669	9,571,669	5,576,580
16	COMMUNITY SHOPPING CENTER	42	124,186,796	142,253,578	266,440,374	266,440,374	185,923,852
17	OFFICE, ONE STORY	107	24,473,534	55,663,165	80,136,699	80,136,699	67,451,225
18	OFFICE, MULTI-STORY	21	16,299,288	41,010,220	57,309,508	57,309,508	50,333,794
19	PROFESSIONAL BUILDING	104	52,694,500	137,134,412	189,829,047	189,828,912	156,520,069
20	AIRPORTS, TERMINALS, PIERS, MARINAS	3	17,412,275	3,034,135	20,446,410	20,446,410	13,698,531
21	RESTAURANTS, CAFETERIAS	22	18,052,038	15,507,767	33,559,805	33,559,805	27,638,340
22	DRIVE-IN RESTAURANTS	8	7,626,051	5,739,565	13,365,616	13,365,616	9,981,062

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23	FINANCIAL INSTITUTIONS	24	22,096,902	17,366,087	39,462,989	39,462,989	32,282,203
25	REPAIR SERVICE SHOPS	1	954,188	822,019	1,776,207	1,776,207	1,635,712
26	SERVICE STATIONS	7	5,003,870	6,326,521	11,330,391	11,330,391	10,775,175
27	AUTO SALES, REPAIR, ETC	20	14,928,101	13,146,568	28,074,669	28,074,669	16,974,451
28	PARKING LOTS, MH PARKS, ETC	10	83,306,402	22,378,828	105,685,230	105,685,230	87,100,122
32	ENCLOSED THEATER/AUDITORIUM	4	2,676,627	2,380,339	5,056,966	5,056,966	1,894,530
33	NIGHT CLUBS, LOUNGES, BARS	1	826,304	957,351	1,783,655	1,783,655	1,271,551
35	TOURIST ATTRACTIONS	2	5,344,008	99,719	5,443,727	5,443,727	4,358,387
38	GOLF COURSE, DRIVING RANGE	6	6,581,586	9,192,030	15,773,616	15,773,616	15,773,616
39	HOTELS, MOTELS	9	29,582,541	115,115,681	144,698,222	144,698,222	124,031,646
40	VACANT INDUSTRIAL	18	5,461,687	52,723	5,514,410	5,514,410	3,320,458
41	LIGHT MANUFACTURING	2	1,808,036	842,990	2,651,026	2,651,026	2,551,973
48	WAREHOUSING, DISTRIBUTION TERMINALS	242	60,361,215	143,242,452	203,603,667	203,603,667	149,279,908
51	CROPLAND CLASS I	1	2,049,256	110,755	13,600,841	2,160,011	2,160,011
60	GRAZING LAND CLASS I	5	187,581	420,368	8,345,139	607,949	427,666
62	GRAZING LAND CLASS III	6	2,282	0	549,737	2,282	2,282
67	POULTRY, BEES, TROPICAL FISH, RABBITS	3	69,786	250,417	1,668,507	320,203	186,698
68	DAIRIES, FEED LOTS	4	280,006	2,301,862	4,001,961	2,581,868	2,144,505
69	ORNAMENTALS, MISCELLANEOUS AG	23	772,019	1,513,030	10,833,434	2,285,049	1,845,915
70	VACANT INSTITUTIONAL	31	8,336,284	0	8,336,284	8,336,284	4,294,094
71	CHURCHES, TEMPLES	37	40,034,732	39,684,495	79,719,227	79,719,227	0
72	PRIVATE SCHOOLS & COLLEGES	2	5,200,312	31,420,001	36,620,313	36,620,313	0
73	PRIVATELY OWNED HOSPITALS	3	21,568,206	424,760,353	446,328,559	446,328,559	0
74	HOMES FOR THE AGED	3	76,824,938	543,357,334	630,097,422	620,182,272	317,463,891
75	ORPHANAGES, NON-PROFIT SERVICE	24	17,214,127	45,741,402	62,955,529	62,955,529	7,000,613
77	CLUBS, LODGES, UNION HALLS	4	1,560,717	1,212,038	2,772,755	2,772,755	122,233
80	VACANT GOVERNMENTAL	132	11,782,467	11,482,834	23,265,301	23,265,301	0
82	FOREST, PARKS, RECREATIONAL	4	80,607	0	80,607	80,607	0
83	PUBLIC COUNTY SCHOOLS	3	16,926,943	168,276,960	185,203,903	185,203,903	0
84	COLLEGES	1	23,278,256	165,857,009	189,135,265	189,135,265	0
86	COUNTIES - OTHER	13	38,064,995	28,898,338	66,963,333	66,963,333	0
89	MUNICIPAL - OTHER	8	3,660,496	6,636,890	10,297,386	10,297,386	0
91	UTILITY	10	6,754,770	1,905,031	8,659,801	8,659,801	6,671,382
93	SUBSURFACE RIGHTS	2	200	0	200	200	200
94	RIGHT-OF-WAY	23	76,700	0	78,734	76,700	40,991

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DOR	DESCRIPTION	PARCELS	LAND VALUE	BUILDING VALUE	JUST VALUE	ASSESSED VALUE	TAXABLE VALUE
95	RIVERS, LAKES, SUBMERGED LAND	12	14,612	0	14,612	14,612	13,279
96	SEWAGE DISPOSAL, WASTE LANDS	41	1,515,755	110,389	1,766,076	1,626,144	495,753
97	OUTDOOR RECREATIONAL	3	6,470	0	6,470	6,470	5,291
99	ACREAGE NOT AG CLASSIFIED	9	10,484,475	0	10,508,991	10,484,475	4,864,150
. .	HEADER & NOTE RECORDS	739	0	0	0	0	0
	TOTALS	39,982	\$4,619,583,017	\$12,131,930,746	\$16,792,645,123	\$16,751,513,763	\$11,015,968,521