



**State of Florida
Lee County Property Appraiser**

2025 REAL PROPERTY PRELIMINARY TAX ROLL TOTALS

TAXING AUTHORITY • SAN CARLOS PARK UNIT MSTU

DOR	DESCRIPTION	PARCELS	LAND VALUE	BUILDING VALUE	JUST VALUE	ASSESSED VALUE	TAXABLE VALUE
00	VACANT RESIDENTIAL	284	18,653,884	81,638	18,735,522	18,735,522	12,150,848
01	SINGLE FAMILY RESIDENTIAL	2,102	142,587,568	417,305,022	559,892,590	559,892,590	537,831,980
01	SINGLE FAMILY RESIDENTIAL / HOMESTEAD	3,850	269,747,978	848,945,452	1,118,693,430	1,118,693,430	477,837,976
04	CONDOMINIUM	139	4,427	20,849,270	20,853,697	20,853,697	16,469,369
04	CONDOMINIUM / HOMESTEAD	42	0	6,153,027	6,153,027	6,153,027	2,250,828
06	RETIREMENT HOMES	1	5,598,746	10,394,669	15,993,415	15,993,415	15,993,415
08	MULTI-FAMILY LESS THAN 10	566	40,092,557	168,580,319	208,672,876	208,672,876	140,672,349
09	RESIDENTIAL COMMON ELEMENTS/AREAS	31	0	0	0	0	0
10	VACANT COMMERCIAL	46	13,512,682	21,406	13,534,088	13,534,088	8,655,480
11	STORES, ONE STORY	29	3,098,496	4,874,828	7,973,324	7,973,324	6,715,434
12	MIXED USE - STORE/OFFICE OR STORE/RES	2	867,513	629,185	1,496,698	1,496,698	907,449
14	SUPERMARKETS	5	6,406,688	7,059,144	13,465,832	13,465,832	7,390,888
16	COMMUNITY SHOPPING CENTER	5	16,868,114	16,145,181	33,013,295	33,013,295	19,628,936
17	OFFICE, ONE STORY	11	2,319,675	3,680,480	6,000,155	6,000,155	3,526,434
19	PROFESSIONAL BUILDING	5	1,794,713	914,670	2,709,383	2,709,383	2,423,871
21	RESTAURANTS, CAFETERIAS	5	927,737	803,357	1,731,094	1,731,094	1,502,171
22	DRIVE-IN RESTAURANTS	2	2,700,487	3,124,072	5,824,559	5,824,559	3,301,373
23	FINANCIAL INSTITUTIONS	3	2,197,706	251,908	2,449,614	2,449,614	2,449,614
26	SERVICE STATIONS	1	356,059	949,960	1,306,019	1,306,019	560,511
27	AUTO SALES, REPAIR, ETC	6	1,862,970	2,586,178	4,449,148	4,449,148	1,544,274
28	PARKING LOTS, MH PARKS, ETC	1	6,882,922	1,893,943	8,776,865	8,776,865	7,098,697
38	GOLF COURSE, DRIVING RANGE	1	1,239,202	398,200	1,637,402	1,637,402	1,637,402
39	HOTELS, MOTELS	1	1,670,560	3,547,331	5,217,891	5,217,891	2,299,000
41	LIGHT MANUFACTURING	1	197,787	61,491	259,278	259,278	254,275
48	WAREHOUSING, DISTRIBUTION TERMINALS	17	3,203,773	5,740,493	8,944,266	8,944,266	6,151,566
49	OPEN STORAGE	4	973,840	49,934	1,023,774	1,023,774	553,623

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DOR	DESCRIPTION	PARCELS	LAND VALUE	BUILDING VALUE	JUST VALUE	ASSESSED VALUE	TAXABLE VALUE
60	GRAZING LAND CLASS I	7	14,934	0	1,803,662	14,934	14,934
62	GRAZING LAND CLASS III	2	789	0	192,500	789	789
63	GRAZING LAND CLASS IV	1	2,106	0	551,788	2,106	2,106
70	VACANT INSTITUTIONAL	1	149,399	0	149,399	149,399	0
71	CHURCHES, TEMPLES	8	1,959,353	2,262,895	4,222,248	4,222,248	0
75	ORPHANAGES, NON-PROFIT SERVICE	1	99,907	500,761	600,668	600,668	600,668
80	VACANT GOVERNMENTAL	4	231,473	0	231,473	231,473	0
83	PUBLIC COUNTY SCHOOLS	1	1,678,207	21,143,212	22,821,419	22,821,419	0
86	COUNTIES - OTHER	2	620,270	1,457,595	2,077,865	2,077,865	0
89	MUNICIPAL - OTHER	1	191,341	1,324,922	1,516,263	1,516,263	0
91	UTILITY	2	238,754	73,663	312,417	312,417	302,356
94	RIGHT-OF-WAY	5	14,555	0	14,555	14,555	4,925
97	OUTDOOR RECREATIONAL	1	173,057	6,226	179,283	179,283	90,813
. .	HEADER & NOTE RECORDS	75	0	0	0	0	0
TOTALS		7,271	\$549,140,229	\$1,551,810,432	\$2,103,480,782	\$2,100,950,661	\$1,280,824,354