



**State of Florida  
Lee County Property Appraiser**

**2025 REAL PROPERTY PRELIMINARY TAX ROLL TOTALS**

**TAXING AUTHORITY • CITY OF FORT MYERS DOWNTOWN RIVER COMMUNITY REDEV AGENCY**

DOR	DESCRIPTION	PARCELS	LAND VALUE	BUILDING VALUE	JUST VALUE	ASSESSED VALUE	TAXABLE VALUE
00	VACANT RESIDENTIAL	43	9,425,450	9,922	9,435,372	9,435,372	6,921,344
01	SINGLE FAMILY RESIDENTIAL	68	4,347,025	8,077,179	12,424,204	12,424,204	11,273,635
01	SINGLE FAMILY RESIDENTIAL / HOMESTEAD	53	3,793,623	7,518,271	11,311,894	11,311,894	5,106,628
03	MULTI-FAMILY 10 OR MORE	13	34,286,161	230,320,779	264,606,940	264,606,940	246,202,301
04	CONDOMINIUM	558	12,120	199,536,731	199,548,851	199,548,851	186,017,735
04	CONDOMINIUM / HOMESTEAD	587	0	240,599,890	240,599,890	240,599,890	140,843,119
06	RETIREMENT HOMES	1	3,218,995	22,369,869	25,588,864	25,588,864	2,197,030
08	MULTI-FAMILY LESS THAN 10	64	5,158,357	15,875,643	21,034,000	21,034,000	14,520,314
09	RESIDENTIAL COMMON ELEMENTS/AREAS	23	0	0	0	0	0
10	VACANT COMMERCIAL	100	26,962,363	7,785	26,970,148	26,970,148	21,010,315
11	STORES, ONE STORY	29	2,896,584	9,016,519	11,913,103	11,913,103	9,013,602
12	MIXED USE - STORE/OFFICE OR STORE/RES	22	9,043,522	26,073,247	35,116,769	35,116,769	24,607,345
14	SUPERMARKETS	2	737,981	847,848	1,585,829	1,585,829	915,530
16	COMMUNITY SHOPPING CENTER	4	3,539,130	10,093,805	13,632,935	13,632,935	12,732,773
17	OFFICE, ONE STORY	70	9,977,708	33,335,841	43,313,549	43,313,549	34,048,275
18	OFFICE, MULTI-STORY	62	20,413,000	62,222,065	82,635,065	82,635,065	67,428,293
19	PROFESSIONAL BUILDING	2	290,607	966,688	1,257,295	1,257,295	1,239,619
20	AIRPORTS, TERMINALS, PIERS, MARINAS	1	7,003,484	0	7,003,484	7,003,484	0
21	RESTAURANTS, CAFETERIAS	25	5,367,424	16,396,145	21,763,569	21,763,569	16,872,109
23	FINANCIAL INSTITUTIONS	1	1,940,642	3,512,358	5,453,000	5,453,000	2,822,427
25	REPAIR SERVICE SHOPS	1	154,477	261,192	415,669	415,669	229,591
27	AUTO SALES, REPAIR, ETC	8	2,004,815	7,503,622	9,508,437	9,508,437	3,900,706
28	PARKING LOTS, MH PARKS, ETC	23	8,702,505	6,408	8,708,913	8,708,913	7,076,960
33	NIGHT CLUBS, LOUNGES, BARS	6	1,439,656	3,624,735	5,064,391	5,064,391	4,217,836
35	TOURIST ATTRACTIONS	1	632,333	914,422	1,546,755	1,546,755	1,546,755
39	HOTELS, MOTELS	5	2,894,738	20,873,306	23,768,044	23,768,044	18,643,096

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40	VACANT INDUSTRIAL	2	283,631	0	283,631	283,631	283,631
48	WAREHOUSING, DISTRIBUTION TERMINALS	22	5,832,713	14,198,208	20,030,921	20,030,921	12,456,007
70	VACANT INSTITUTIONAL	8	924,488	2,111	926,599	926,599	0
71	CHURCHES, TEMPLES	12	11,172,520	25,902,608	37,075,128	37,075,128	0
72	PRIVATE SCHOOLS & COLLEGES	1	101,742	222,470	324,212	324,212	0
74	HOMES FOR THE AGED	1	3,113,494	5,887,630	9,001,124	9,001,124	0
75	ORPHANAGES, NON-PROFIT SERVICE	2	484,866	1,285,990	1,770,856	1,770,856	0
77	CLUBS, LODGES, UNION HALLS	1	474,225	650,118	1,124,343	1,124,343	0
79	CULTURAL ORG, FACILITIES	11	116,831	852,073	968,904	968,904	0
80	VACANT GOVERNMENTAL	29	18,038,330	24,761	18,063,091	18,063,091	0
83	PUBLIC COUNTY SCHOOLS	2	952,294	3,223,081	4,175,375	4,175,375	0
86	COUNTIES - OTHER	13	25,330,372	248,745,053	274,075,425	274,075,425	0
87	STATE - OTHER	1	572,049	33,963,544	34,535,593	34,535,593	0
88	FEDERAL - OTHER	1	2,752,455	30,982,795	33,735,250	33,735,250	0
89	MUNICIPAL - OTHER	24	33,127,755	96,826,237	129,953,992	129,953,992	434,057
90	LEASEHOLD INTERESTS	8	5,821,792	37,844,091	43,665,883	43,665,883	30,098,840
91	UTILITY	3	5,244,751	4,419,593	9,664,344	9,664,344	8,860,923
94	RIGHT-OF-WAY	3	2,000	0	2,000	2,000	2,000
95	RIVERS, LAKES, SUBMERGED LAND	1	0	0	0	0	0
..	HEADER & NOTE RECORDS	64	0	0	0	0	0
<b>TOTALS</b>		<b>1,981</b>	<b>\$278,589,008</b>	<b>\$1,424,994,633</b>	<b>\$1,703,583,641</b>	<b>\$1,703,583,641</b>	<b>\$891,522,796</b>