



**State of Florida
Lee County Property Appraiser**

2026 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	203	74,773,516	81,394	74,854,910	74,854,910	55,618,969
00	VACANT RESIDENTIAL - HOMESTEAD	5	3,035,726	14,513	3,050,239	3,050,239	1,367,094
01	SINGLE FAMILY RESIDENTIAL	98	67,315,829	48,645,399	115,961,228	115,961,228	104,768,320
01	SINGLE FAMILY RESIDENTIAL - HOMESTEAD	130	99,956,478	77,734,749	177,691,227	177,691,227	107,651,811
02	MOBILE HOME	84	10,384,029	7,729,998	18,114,027	18,114,027	17,376,077
02	MOBILE HOME - HOMESTEAD	50	6,553,398	6,315,954	12,869,352	12,869,352	7,519,095
03	MULTI-FAMILY 10 OR MORE	1	827,949	1,470,457	2,298,406	2,298,406	308,365
04	CONDOMINIUM	250	30,873	68,993,567	69,024,440	69,024,440	68,385,565
04	CONDOMINIUM - HOMESTEAD	107	68,869	34,790,592	34,859,461	34,859,461	22,388,900
05	COOPERATIVES	185	17,752,058	4,887,661	22,639,719	22,639,719	21,511,684
05	COOPERATIVES - HOMESTEAD	25	2,524,529	1,754,750	4,279,279	4,279,279	2,000,557
08	MULTI-FAMILY LESS THAN 10	31	13,033,965	8,270,755	21,304,720	21,304,720	18,551,770
08	MULTI-FAMILY LESS THAN 10 - HOMESTEAD	11	4,346,640	2,777,771	7,124,411	7,124,411	3,249,766
09	RESIDENTIAL COMMON ELEMENTS/AREAS	39	0	0	0	0	0
10	VACANT COMMERCIAL	22	21,657,942	7,591	21,665,533	21,665,533	16,290,798
11	STORES, ONE STORY	3	1,379,745	328,030	1,707,775	1,707,775	1,579,374
12	MIXED USE - STORE/OFFICE OR STORE/RES	5	2,825,957	1,349,470	4,175,427	4,175,427	2,671,149
14	SUPERMARKETS	1	1,018,724	279,252	1,297,976	1,297,976	933,104
16	COMMUNITY SHOPPING CENTER	3	2,980,424	1,607,633	4,588,057	4,588,057	2,958,071
17	OFFICE, ONE STORY	1	387,240	10	387,250	387,250	387,250
20	AIRPORTS, TERMINALS, PIERS, MARINAS	15	20,976,075	8,394,864	29,370,939	29,370,939	22,535,956
21	RESTAURANTS, CAFETERIAS	3	4,017,008	799,915	4,816,923	4,816,923	4,252,289
26	SERVICE STATIONS	1	302,805	142,848	445,653	445,653	445,653
27	AUTO SALES, REPAIR, ETC	1	679,129	40,116	719,245	719,245	719,245
28	PARKING LOTS, MH PARKS, ETC	7	28,142,032	1,230,684	29,372,716	29,372,716	16,078,502
33	NIGHT CLUBS, LOUNGES, BARS	1	623,934	783,952	1,407,886	1,407,886	1,407,886

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39	HOTELS, MOTELS	1	1,311,411	1,360,253	2,671,664	2,671,664	2,671,664
40	VACANT INDUSTRIAL	12	10,900,264	20,693	10,920,957	10,920,957	7,689,403
41	LIGHT MANUFACTURING	2	2,500,513	114,051	2,614,564	2,614,564	2,430,494
44	PACKING PLANTS	2	3,876,730	332,784	4,209,514	4,209,514	4,209,514
48	WAREHOUSING, DISTRIBUTION TERMINALS	5	9,906,387	1,810,079	11,716,466	11,716,466	10,180,119
49	OPEN STORAGE	1	2,405,083	256,027	2,661,110	2,661,110	1,230,416
70	VACANT INSTITUTIONAL	1	717,800	0	717,800	717,800	0
77	CLUBS, LODGES, UNION HALLS	2	3,125,613	986,695	4,112,308	4,112,308	0
80	VACANT GOVERNMENTAL	8	2,248,145	0	2,248,145	2,248,145	0
86	COUNTIES - OTHER	3	6,444,519	1,187,451	7,631,970	7,631,970	0
88	FEDERAL - OTHER	1	4,161,023	8,498,869	12,659,892	12,659,892	0
89	MUNICIPAL - OTHER	1	636,940	54,151	691,091	691,091	0
94	RIGHT-OF-WAY	8	61,172	0	63,287	61,172	60,706
95	RIVERS, LAKES, SUBMERGED LAND	13	2,044	0	2,044	2,044	2,044
96	SEWAGE DISPOSAL, WASTE LANDS	14	85,605	0	85,605	85,605	84,911
99	ACREAGE NOT AG CLASSIFIED	7	144,781	0	144,781	144,781	58,396
. .	HEADER & NOTE RECORDS	71	0	0	0	0	0
TOTALS		1,434	\$434,122,904	\$293,052,978	\$727,177,997	\$727,175,882	\$529,574,917