



**State of Florida
Lee County Property Appraiser**

2026 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	1,792	233,654,912	3,230,938	236,885,941	236,885,850	208,580,388
00	VACANT RESIDENTIAL - HOMESTEAD	12	4,108,018	5,207	4,113,225	4,113,225	2,215,577
01	SINGLE FAMILY RESIDENTIAL	4,804	767,238,782	1,442,278,012	2,209,518,687	2,209,516,794	2,132,355,206
01	SINGLE FAMILY RESIDENTIAL - HOMESTEAD	10,303	1,888,771,135	3,368,114,040	5,256,890,527	5,256,885,175	3,212,930,324
02	MOBILE HOME	1,116	56,430,229	73,692,504	130,122,733	130,122,733	120,248,602
02	MOBILE HOME - HOMESTEAD	461	22,439,984	40,870,367	63,310,351	63,310,351	23,091,211
03	MULTI-FAMILY 10 OR MORE	17	66,396,793	404,676,942	471,073,735	471,073,735	446,113,381
04	CONDOMINIUM	10,646	258,538	2,223,124,892	2,223,383,430	2,223,383,430	2,209,876,717
04	CONDOMINIUM - HOMESTEAD	6,591	209,599	1,547,824,584	1,548,034,183	1,548,034,183	884,938,738
05	COOPERATIVES	213	9,671,079	5,986,802	15,657,881	15,657,881	14,215,797
05	COOPERATIVES - HOMESTEAD	38	1,655,000	2,925,675	4,580,675	4,580,675	1,759,538
06	RETIREMENT HOMES	9	15,352,136	51,150,485	66,502,621	66,502,621	55,488,501
07	MISCELLANEOUS RESIDENTIAL	695	776,517	78,541,000	79,317,517	79,317,517	73,800,480
08	MULTI-FAMILY LESS THAN 10	230	22,077,354	77,521,272	99,598,626	99,598,626	76,426,834
08	MULTI-FAMILY LESS THAN 10 - HOMESTEAD	63	14,947,915	27,085,080	42,032,995	42,032,995	26,129,530
09	RESIDENTIAL COMMON ELEMENTS/AREAS	962	0	0	0	0	0
10	VACANT COMMERCIAL	142	113,410,100	6,443,390	119,853,490	119,853,490	93,965,431
10	VACANT COMMERCIAL - HOMESTEAD	1	140,076	0	140,076	140,076	15,422
11	STORES, ONE STORY	68	35,667,033	49,138,984	84,806,017	84,806,017	74,904,961
12	MIXED USE - STORE/OFFICE OR STORE/RES	6	3,161,049	3,991,704	7,152,753	7,152,753	7,129,072
13	DEPARTMENT STORE	1	6,654,796	6,682,448	13,337,244	13,337,244	11,779,940
14	SUPERMARKETS	20	19,326,644	34,108,644	53,435,288	53,435,288	37,725,167
16	COMMUNITY SHOPPING CENTER	43	110,642,122	125,353,337	235,995,459	235,995,459	203,792,212
17	OFFICE, ONE STORY	131	18,952,850	65,811,646	84,764,496	84,764,496	76,162,676
18	OFFICE, MULTI-STORY	20	11,986,614	49,368,081	61,354,695	61,354,695	56,314,050
19	PROFESSIONAL BUILDING	73	43,921,039	135,996,230	179,917,404	179,917,269	166,202,803

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DOR	DESCRIPTION	PARCELS	LAND VALUE	BUILDING VALUE	JUST VALUE	ASSESSED VALUE	TAXABLE VALUE
20	AIRPORTS, TERMINALS, PIERS, MARINAS	3	17,520,863	6,605,894	24,126,757	24,126,757	24,126,757
21	RESTAURANTS, CAFETERIAS	23	17,384,836	14,670,399	32,055,235	32,055,235	28,786,872
22	DRIVE-IN RESTAURANTS	9	5,127,394	9,155,352	14,282,746	14,282,746	11,743,887
23	FINANCIAL INSTITUTIONS	24	18,041,750	25,221,305	43,263,055	43,263,055	35,145,567
25	REPAIR SERVICE SHOPS	1	750,932	676,494	1,427,426	1,427,426	1,427,426
26	SERVICE STATIONS	7	3,900,996	7,586,531	11,487,527	11,487,527	11,143,525
27	AUTO SALES, REPAIR, ETC	19	7,607,656	10,614,242	18,221,898	18,221,898	15,525,018
28	PARKING LOTS, MH PARKS, ETC	10	86,754,381	19,193,689	105,948,070	105,948,070	96,811,497
32	ENCLOSED THEATER/AUDITORIUM	2	676,591	556,620	1,233,211	1,233,211	1,187,895
33	NIGHT CLUBS, LOUNGES, BARS	1	1,051,653	598,978	1,650,631	1,650,631	1,398,706
35	TOURIST ATTRACTIONS	2	5,999,145	99,537	6,098,682	6,098,682	4,794,226
38	GOLF COURSE, DRIVING RANGE	6	9,145,284	9,061,802	18,207,086	18,207,086	16,975,467
39	HOTELS, MOTELS	9	18,049,341	81,375,451	99,424,792	99,424,792	96,592,084
40	VACANT INDUSTRIAL	18	7,138,286	91,805	7,230,091	7,230,091	4,155,636
41	LIGHT MANUFACTURING	3	2,681,069	3,005,065	5,686,134	5,686,134	5,275,619
48	WAREHOUSING, DISTRIBUTION TERMINALS	221	60,018,600	129,742,826	189,761,426	189,761,426	158,221,368
51	CROPLAND CLASS I	1	6,751,018	108,231	18,300,181	6,859,249	2,372,493
60	GRAZING LAND CLASS I	4	134,871	101,431	7,767,702	236,302	232,973
60	GRAZING LAND CLASS I - HOMESTEAD	1	53,440	349,819	608,319	403,259	213,572
62	GRAZING LAND CLASS III	6	2,660	5,943	923,966	8,603	8,603
67	POULTRY, BEES, TROPICAL FISH, RABBITS	2	1,419	0	1,069,390	1,419	1,419
67	POULTRY, BEES, TROPICAL FISH, RABBITS - HOMESTEAD	2	183,881	766,874	1,238,425	950,755	756,666
68	DAIRIES, FEED LOTS	1	72,410	568,231	1,192,161	640,641	510,081
68	DAIRIES, FEED LOTS - HOMESTEAD	1	61,908	722,298	988,950	784,206	345,890
69	ORNAMENTALS, MISCELLANEOUS AG	21	562,722	595,491	5,126,943	1,158,213	1,030,275
69	ORNAMENTALS, MISCELLANEOUS AG - HOMESTEAD	1	108,672	682,072	1,159,912	790,744	367,127
70	VACANT INSTITUTIONAL	30	6,747,773	0	6,747,773	6,747,773	85,779
71	CHURCHES, TEMPLES	41	42,586,365	41,554,819	84,141,184	84,141,184	0
72	PRIVATE SCHOOLS & COLLEGES	2	5,194,040	31,132,829	36,326,869	36,326,869	0
73	PRIVATELY OWNED HOSPITALS	3	21,561,697	420,224,488	441,786,185	441,786,185	0
74	HOMES FOR THE AGED - HOMESTEAD	2	70,522,402	530,774,553	611,212,105	601,296,955	284,341,629
75	ORPHANAGES, NON-PROFIT SERVICE	24	25,864,616	74,921,381	100,785,997	100,785,997	15,805,497
77	CLUBS, LODGES, UNION HALLS	4	1,560,229	1,205,289	2,765,518	2,765,518	131,893
80	VACANT GOVERNMENTAL	134	8,491,551	322,834	8,814,385	8,814,385	0

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DOR	DESCRIPTION	PARCELS	LAND VALUE	BUILDING VALUE	JUST VALUE	ASSESSED VALUE	TAXABLE VALUE
82	FOREST, PARKS, RECREATIONAL	4	80,607	0	80,607	80,607	0
83	PUBLIC COUNTY SCHOOLS	3	16,910,530	154,663,713	171,574,243	171,574,243	0
84	COLLEGES	1	23,251,237	165,875,995	189,127,232	189,127,232	0
86	COUNTIES - OTHER	15	44,078,455	40,462,150	84,540,605	84,540,605	0
87	STATE - OTHER	1	39,144	0	39,144	39,144	0
88	FEDERAL - OTHER	2	33,958	157,278	191,236	191,236	0
89	MUNICIPAL - OTHER	8	3,658,417	6,698,647	10,357,064	10,357,064	0
91	UTILITY	10	8,328,404	1,917,844	10,246,248	10,246,248	7,245,735
93	SUBSURFACE RIGHTS	2	200	0	200	200	200
94	RIGHT-OF-WAY	25	42,543	0	44,577	42,543	40,923
95	RIVERS, LAKES, SUBMERGED LAND	11	14,212	0	14,212	14,212	13,283
96	SEWAGE DISPOSAL, WASTE LANDS	53	1,635,742	107,989	1,883,663	1,743,731	658,943
97	OUTDOOR RECREATIONAL	6	6,470	0	6,470	6,470	5,754
99	ACREAGE NOT AG CLASSIFIED	9	10,480,025	0	10,504,541	10,480,025	5,392,625
..	HEADER & NOTE RECORDS	741	0	0	0	0	0
TOTALS		39,986	\$4,028,720,709	\$11,616,098,453	\$15,681,450,823	\$15,644,819,162	\$11,049,035,468