



**State of Florida  
Lee County Property Appraiser**

**2026 REAL PROPERTY PRELIMINARY TAX ROLL TOTALS**

**TAXING AUTHORITY • SAN CARLOS PARK FIRE DISTRICT**

| DOR | DESCRIPTION                           | PARCELS | LAND VALUE    | BUILDING VALUE | JUST VALUE    | ASSESSED VALUE | TAXABLE VALUE |
|-----|---------------------------------------|---------|---------------|----------------|---------------|----------------|---------------|
| 00  | VACANT RESIDENTIAL                    | 805     | 143,369,848   | 467,605        | 143,837,453   | 143,837,453    | 70,895,345    |
| 00  | VACANT RESIDENTIAL - HOMESTEAD        | 12      | 1,515,819     | 96,965         | 1,612,784     | 1,612,784      | 680,674       |
| 01  | SINGLE FAMILY RESIDENTIAL             | 4,805   | 937,432,128   | 1,745,099,042  | 2,682,531,170 | 2,682,531,170  | 2,546,171,851 |
| 01  | SINGLE FAMILY RESIDENTIAL - HOMESTEAD | 8,984   | 1,627,694,625 | 3,330,712,550  | 4,958,407,175 | 4,958,407,175  | 3,136,677,248 |
| 02  | MOBILE HOME                           | 322     | 15,909,324    | 18,360,411     | 34,269,735    | 34,269,735     | 29,726,215    |
| 02  | MOBILE HOME - HOMESTEAD               | 108     | 6,422,825     | 7,765,798      | 14,188,623    | 14,188,623     | 4,196,167     |
| 03  | MULTI-FAMILY 10 OR MORE               | 13      | 65,795,846    | 517,714,016    | 583,509,862   | 583,509,862    | 578,816,000   |
| 04  | CONDOMINIUM                           | 2,007   | 2,674,356     | 577,068,719    | 579,743,075   | 579,743,075    | 562,244,020   |
| 04  | CONDOMINIUM - HOMESTEAD               | 1,235   | 26,032        | 415,720,039    | 415,746,071   | 415,746,071    | 253,632,007   |
| 05  | COOPERATIVES                          | 149     | 9,994,409     | 7,223,444      | 17,217,853    | 17,217,853     | 13,579,928    |
| 05  | COOPERATIVES - HOMESTEAD              | 30      | 2,079,724     | 2,280,783      | 4,360,507     | 4,360,507      | 1,251,586     |
| 06  | RETIREMENT HOMES                      | 1       | 8,910,174     | 11,642,220     | 20,552,394    | 20,552,394     | 17,592,757    |
| 08  | MULTI-FAMILY LESS THAN 10             | 481     | 40,212,926    | 125,537,689    | 165,750,615   | 165,750,615    | 140,186,420   |
| 08  | MULTI-FAMILY LESS THAN 10 - HOMESTEAD | 96      | 8,627,598     | 25,967,185     | 34,594,783    | 34,594,783     | 18,130,482    |
| 09  | RESIDENTIAL COMMON ELEMENTS/AREAS     | 816     | 0             | 0              | 0             | 0              | 0             |
| 10  | VACANT COMMERCIAL                     | 284     | 281,256,459   | 16,728,626     | 297,985,085   | 297,985,085    | 216,000,444   |
| 11  | STORES, ONE STORY                     | 80      | 73,985,976    | 62,818,711     | 136,804,687   | 136,804,687    | 120,802,019   |
| 12  | MIXED USE - STORE/OFFICE OR STORE/RES | 1       | 437,399       | 238,898        | 676,297       | 676,297        | 633,061       |
| 13  | DEPARTMENT STORE                      | 1       | 8,963,057     | 4,586,629      | 13,549,686    | 13,549,686     | 13,549,686    |
| 14  | SUPERMARKETS                          | 16      | 23,340,888    | 23,230,128     | 46,571,016    | 46,571,016     | 33,157,836    |
| 15  | REGIONAL SHOPPING CENTER              | 1       | 45,366,889    | 45,754,950     | 91,121,839    | 91,121,839     | 91,121,839    |
| 16  | COMMUNITY SHOPPING CENTER             | 27      | 88,119,354    | 67,327,350     | 155,450,331   | 155,446,704    | 135,700,760   |
| 17  | OFFICE, ONE STORY                     | 25      | 15,072,864    | 8,994,331      | 24,067,195    | 24,067,195     | 16,226,392    |
| 18  | OFFICE, MULTI-STORY                   | 4       | 10,285,328    | 24,268,790     | 34,554,118    | 34,554,118     | 34,532,060    |
| 19  | PROFESSIONAL BUILDING                 | 14      | 23,516,450    | 54,755,969     | 78,272,419    | 78,272,419     | 75,971,493    |
| 21  | RESTAURANTS, CAFETERIAS               | 13      | 16,209,920    | 7,989,127      | 24,199,047    | 24,199,047     | 23,901,895    |

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|-----|-------------------------------------------|---------|-------------|----------------|---------------|----------------|---------------|
| 22  | DRIVE-IN RESTAURANTS                      | 19      | 24,421,470  | 19,826,222     | 44,247,692    | 44,247,692     | 41,937,867    |
| 23  | FINANCIAL INSTITUTIONS                    | 8       | 7,562,383   | 2,248,518      | 9,810,901     | 9,810,901      | 9,810,901     |
| 26  | SERVICE STATIONS                          | 7       | 6,574,551   | 7,581,460      | 14,156,011    | 14,156,011     | 9,886,010     |
| 27  | AUTO SALES, REPAIR, ETC                   | 20      | 23,413,024  | 10,937,350     | 34,350,374    | 34,350,374     | 28,182,878    |
| 28  | PARKING LOTS, MH PARKS, ETC               | 4       | 25,922,574  | 7,782,347      | 33,704,921    | 33,704,921     | 26,365,235    |
| 33  | NIGHT CLUBS, LOUNGES, BARS                | 1       | 2,524,285   | 3,946,541      | 6,470,826     | 6,470,826      | 6,470,826     |
| 35  | TOURIST ATTRACTIONS                       | 1       | 2,399,179   | 2,796,416      | 5,195,595     | 5,195,595      | 5,195,595     |
| 38  | GOLF COURSE, DRIVING RANGE                | 16      | 13,345,569  | 9,428,757      | 22,774,326    | 22,774,326     | 19,722,807    |
| 39  | HOTELS, MOTELS                            | 10      | 21,454,057  | 117,281,408    | 138,735,465   | 138,735,465    | 127,741,765   |
| 40  | VACANT INDUSTRIAL                         | 61      | 127,106,507 | 43,415         | 127,164,934   | 127,149,922    | 83,302,962    |
| 41  | LIGHT MANUFACTURING                       | 29      | 111,391,021 | 45,831,912     | 157,222,933   | 157,222,933    | 99,281,143    |
| 43  | LUMBER YARDS, SAWMILLS                    | 1       | 2,517,852   | 26,348         | 2,544,200     | 2,544,200      | 1,111,829     |
| 47  | MINERAL PROCESSING                        | 4       | 16,830,693  | 825,574        | 17,656,267    | 17,656,267     | 7,423,378     |
| 48  | WAREHOUSING, DISTRIBUTION TERMINALS       | 730     | 479,062,729 | 777,927,968    | 1,257,420,952 | 1,256,990,697  | 1,036,647,397 |
| 49  | OPEN STORAGE                              | 19      | 28,502,126  | 1,379,981      | 29,882,107    | 29,882,107     | 15,452,599    |
| 60  | GRAZING LAND CLASS I                      | 46      | 15,167,188  | 551,942        | 142,046,925   | 15,719,130     | 15,014,080    |
| 60  | GRAZING LAND CLASS I - HOMESTEAD          | 4       | 329,698     | 2,597,347      | 5,002,244     | 2,927,045      | 2,085,092     |
| 61  | GRAZING LAND CLASS II                     | 13      | 1,048,482   | 401,795        | 6,145,949     | 1,450,277      | 981,378       |
| 61  | GRAZING LAND CLASS II - HOMESTEAD         | 7       | 860,759     | 4,294,682      | 7,603,657     | 5,155,441      | 3,079,244     |
| 62  | GRAZING LAND CLASS III                    | 12      | 350,502     | 211,134        | 13,981,102    | 561,636        | 529,437       |
| 63  | GRAZING LAND CLASS IV                     | 1       | 2,258       | 0              | 551,788       | 2,258          | 2,258         |
| 64  | GRAZING LAND CLASS V                      | 10      | 25,441,431  | 0              | 106,703,768   | 25,441,431     | 21,172,158    |
| 65  | GRAZING LAND CLASS VI - HOMESTEAD         | 1       | 16,649      | 87,406         | 615,631       | 104,055        | 20,000        |
| 67  | POULTRY, BEES, TROPICAL FISH, RABBITS     | 6       | 2,090,226   | 225,080        | 2,657,492     | 2,315,306      | 1,498,234     |
| 68  | DAIRIES, FEED LOTS                        | 1       | 2,413       | 0              | 265,940       | 2,413          | 2,121         |
| 68  | DAIRIES, FEED LOTS - HOMESTEAD            | 2       | 149,598     | 966,713        | 1,673,532     | 1,116,311      | 822,438       |
| 69  | ORNAMENTALS, MISCELLANEOUS AG             | 24      | 8,658,850   | 4,248,011      | 24,824,516    | 12,906,861     | 9,754,838     |
| 69  | ORNAMENTALS, MISCELLANEOUS AG - HOMESTEAD | 5       | 751,203     | 2,595,598      | 4,183,621     | 3,346,801      | 2,703,756     |
| 70  | VACANT INSTITUTIONAL                      | 3       | 691,949     | 0              | 691,949       | 691,949        | 0             |
| 71  | CHURCHES, TEMPLES                         | 20      | 10,699,990  | 20,357,348     | 31,057,338    | 31,057,338     | 355,030       |
| 72  | PRIVATE SCHOOLS & COLLEGES                | 3       | 3,879,652   | 21,555,516     | 25,435,168    | 25,435,168     | 0             |
| 75  | ORPHANAGES, NON-PROFIT SERVICE            | 4       | 17,625,523  | 118,898,886    | 136,524,409   | 136,524,409    | 30,968,958    |
| 77  | CLUBS, LODGES, UNION HALLS                | 1       | 0           | 0              | 0             | 0              | 0             |
| 80  | VACANT GOVERNMENTAL                       | 203     | 39,770,439  | 304,140        | 40,074,579    | 40,074,579     | 0             |
| 82  | FOREST, PARKS, RECREATIONAL               | 3       | 432,119     | 0              | 432,119       | 432,119        | 0             |

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|---------------|-------------------------------|---------------|------------------------|------------------------|-------------------------|-------------------------|------------------------|
| 83            | PUBLIC COUNTY SCHOOLS         | 4             | 10,368,179             | 79,043,670             | 89,411,849              | 89,411,849              | 0                      |
| 84            | COLLEGES                      | 2             | 12,482,783             | 31,655,231             | 44,138,014              | 44,138,014              | 0                      |
| 86            | COUNTIES - OTHER              | 10            | 21,163,911             | 10,616,083             | 31,779,994              | 31,779,994              | 0                      |
| 87            | STATE - OTHER                 | 1             | 73,314                 | 0                      | 73,314                  | 73,314                  | 0                      |
| 88            | FEDERAL - OTHER               | 2             | 264,541                | 612,379                | 876,920                 | 876,920                 | 0                      |
| 89            | MUNICIPAL - OTHER             | 4             | 1,305,358              | 5,360,353              | 6,665,711               | 6,665,711               | 0                      |
| 91            | UTILITY                       | 9             | 2,798,095              | 1,306,673              | 4,104,768               | 4,104,768               | 3,456,295              |
| 92            | MINING, PETROLEUM, GAS LANDS  | 28            | 48,654,272             | 5,325,442              | 54,034,947              | 53,979,714              | 49,172,550             |
| 93            | SUBSURFACE RIGHTS             | 2             | 200                    | 0                      | 200                     | 200                     | 200                    |
| 94            | RIGHT-OF-WAY                  | 56            | 272,697                | 0                      | 272,697                 | 272,697                 | 251,257                |
| 95            | RIVERS, LAKES, SUBMERGED LAND | 15            | 56,087                 | 0                      | 56,087                  | 56,087                  | 44,328                 |
| 96            | SEWAGE DISPOSAL, WASTE LANDS  | 16            | 2,282,559              | 1,061,822              | 3,344,381               | 3,344,381               | 1,323,923              |
| 97            | OUTDOOR RECREATIONAL          | 9             | 489,515                | 597,825                | 1,097,510               | 1,087,340               | 1,008,246              |
| 98            | CENTRALLY ASSESSED            | 1             | 0                      | 0                      | 0                       | 0                       | 0                      |
| 99            | ACREAGE NOT AG CLASSIFIED     | 6             | 12,287,160             | 6,156                  | 12,293,316              | 12,293,316              | 12,293,316             |
| ..            | HEADER & NOTE RECORDS         | 453           | 0                      | 0                      | 0                       | 0                       | 0                      |
| <b>TOTALS</b> |                               | <b>22,247</b> | <b>\$4,590,715,838</b> | <b>\$8,423,095,424</b> | <b>\$13,259,532,759</b> | <b>\$13,013,811,262</b> | <b>\$9,810,450,514</b> |