



State of Florida
Lee County Property Appraiser

2026 REAL PROPERTY PRELIMINARY TAX ROLL TOTALS

TAXING AUTHORITY • WATERWAY ESTATES LIGHTING UNIT MSTU

DOR	DESCRIPTION	PARCELS	LAND VALUE	BUILDING VALUE	JUST VALUE	ASSESSED VALUE	TAXABLE VALUE
00	VACANT RESIDENTIAL	10	1,998,332	0	1,998,332	1,998,332	1,638,847
00	VACANT RESIDENTIAL - HOMESTEAD	1	163,704	0	163,704	163,704	112,293
01	SINGLE FAMILY RESIDENTIAL	206	33,371,319	28,457,780	61,829,099	61,829,099	60,245,624
01	SINGLE FAMILY RESIDENTIAL - HOMESTEAD	423	61,240,989	66,126,068	127,367,057	127,367,057	60,487,979
04	CONDOMINIUM	56	0	5,738,391	5,738,391	5,738,391	5,670,706
04	CONDOMINIUM - HOMESTEAD	90	0	9,095,743	9,095,743	9,095,743	2,321,398
08	MULTI-FAMILY LESS THAN 10	1	92,844	1,055,331	1,148,175	1,148,175	255,167
08	MULTI-FAMILY LESS THAN 10 - HOMESTEAD	1	86,886	676,050	762,936	762,936	382,352
09	RESIDENTIAL COMMON ELEMENTS/AREAS	9	0	0	0	0	0
10	VACANT COMMERCIAL	1	325,828	0	325,828	325,828	325,828
38	GOLF COURSE, DRIVING RANGE	1	717,311	226,747	944,058	944,058	818,629
71	CHURCHES, TEMPLES	1	76,530	118,218	194,748	194,748	0
80	VACANT GOVERNMENTAL	4	3,459,381	0	3,459,381	3,459,381	0
..	HEADER & NOTE RECORDS	20	0	0	0	0	0
TOTALS		824	\$101,533,124	\$111,494,328	\$213,027,452	\$213,027,452	\$132,258,823