



State of Florida
Lee County Property Appraiser

2026 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	42	6,932,151	9,922	6,942,073	6,942,073	6,107,407
01	SINGLE FAMILY RESIDENTIAL	71	4,780,051	11,513,757	16,293,808	16,293,808	13,777,056
01	SINGLE FAMILY RESIDENTIAL - HOMESTEAD	48	3,886,445	9,175,729	13,062,174	13,062,174	5,188,388
03	MULTI-FAMILY 10 OR MORE	11	29,191,081	205,027,170	234,218,251	234,218,251	213,500,377
04	CONDOMINIUM	571	12,120	148,504,928	148,517,048	148,517,048	147,244,457
04	CONDOMINIUM - HOMESTEAD	574	0	170,268,110	170,268,110	170,268,110	121,069,367
06	RETIREMENT HOMES	1	11,768,708	34,237,050	46,005,758	46,005,758	26,792,302
08	MULTI-FAMILY LESS THAN 10	42	3,468,652	14,736,268	18,204,920	18,204,920	12,599,641
08	MULTI-FAMILY LESS THAN 10 - HOMESTEAD	21	1,418,797	5,826,116	7,244,913	7,244,913	3,773,654
09	RESIDENTIAL COMMON ELEMENTS/AREAS	23	0	0	0	0	0
10	VACANT COMMERCIAL	92	34,193,982	7,608	34,201,590	34,201,590	27,728,973
11	STORES, ONE STORY	46	3,328,063	13,577,311	16,905,374	16,905,374	13,703,024
12	MIXED USE - STORE/OFFICE OR STORE/RES	17	5,896,568	18,457,459	24,354,027	24,354,027	21,101,732
12	MIXED USE - STORE/OFFICE OR STORE/RES - HOMESTEAD	1	49,005	333,724	382,729	382,729	189,425
14	SUPERMARKETS	2	808,151	1,408,263	2,216,414	2,216,414	1,007,083
16	COMMUNITY SHOPPING CENTER	4	2,879,009	9,872,415	12,751,424	12,751,424	12,603,649
17	OFFICE, ONE STORY	67	12,217,829	30,105,765	42,323,594	42,323,594	35,892,310
18	OFFICE, MULTI-STORY	49	21,617,716	53,475,027	75,092,743	75,092,743	67,973,820
18	OFFICE, MULTI-STORY - HOMESTEAD	1	1,123,907	1,225,457	2,349,364	2,349,364	1,370,600
19	PROFESSIONAL BUILDING	2	300,307	848,800	1,149,107	1,149,107	1,149,107
21	RESTAURANTS, CAFETERIAS	25	5,002,046	11,682,112	16,684,158	16,684,158	15,226,286
23	FINANCIAL INSTITUTIONS	1	3,398,720	2,776,617	6,175,337	6,175,337	3,104,670
25	REPAIR SERVICE SHOPS	1	155,566	320,271	475,837	475,837	252,550
27	AUTO SALES, REPAIR, ETC	8	2,725,436	5,424,387	8,149,823	8,149,823	4,290,776
28	PARKING LOTS, MH PARKS, ETC	21	10,790,143	6,408	10,796,551	10,796,551	6,578,530
33	NIGHT CLUBS, LOUNGES, BARS	5	1,430,810	2,261,130	3,691,940	3,691,940	3,331,111

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35	TOURIST ATTRACTIONS	1	624,912	1,028,850	1,653,762	1,653,762	1,653,762
39	HOTELS, MOTELS	5	2,844,800	19,648,103	22,492,903	22,492,903	14,950,181
40	VACANT INDUSTRIAL	1	75,731	0	75,731	75,731	46,455
48	WAREHOUSING, DISTRIBUTION TERMINALS	22	7,424,192	17,340,305	24,764,497	24,764,497	13,808,974
70	VACANT INSTITUTIONAL	11	6,315,817	2,084	6,317,901	6,317,901	0
71	CHURCHES, TEMPLES	13	11,382,921	26,046,222	37,429,143	37,429,143	0
72	PRIVATE SCHOOLS & COLLEGES	1	98,916	184,645	283,561	283,561	0
74	HOMES FOR THE AGED	1	4,713,562	14,725,402	19,438,964	19,438,964	0
75	ORPHANAGES, NON-PROFIT SERVICE	4	4,132,841	9,919,885	14,052,726	14,052,726	0
77	CLUBS, LODGES, UNION HALLS	1	474,225	650,118	1,124,343	1,124,343	0
79	CULTURAL ORG, FACILITIES	11	136,956	1,025,082	1,162,038	1,162,038	0
80	VACANT GOVERNMENTAL	31	18,110,303	24,761	18,135,064	18,135,064	0
83	PUBLIC COUNTY SCHOOLS	2	1,131,726	3,223,081	4,354,807	4,354,807	0
86	COUNTIES - OTHER	13	25,870,971	246,416,987	272,287,958	272,287,958	0
87	STATE - OTHER	1	572,049	33,963,544	34,535,593	34,535,593	0
88	FEDERAL - OTHER	2	2,789,243	30,561,399	33,350,642	33,350,642	0
89	MUNICIPAL - OTHER	24	40,950,745	96,916,823	137,867,568	137,867,568	431,680
90	LEASEHOLD INTERESTS	7	7,007,176	44,924,916	51,932,092	51,932,092	38,750,567
91	UTILITY	3	5,239,991	11,138,242	16,378,233	16,378,233	9,741,756
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
	TOTALS	1,968	\$307,274,340	\$1,308,822,253	\$1,616,096,593	\$1,616,096,593	\$844,941,670