



State of Florida
Lee County Property Appraiser

2026 REAL PROPERTY PRELIMINARY TAX ROLL TOTALS

TAXING AUTHORITY • CITY OF CAPE CORAL EXPANSION 3 REDEV

DOR	DESCRIPTION	PARCELS	LAND VALUE	BUILDING VALUE	JUST VALUE	ASSESSED VALUE	TAXABLE VALUE
00	VACANT RESIDENTIAL	32	3,621,590	0	3,621,590	3,621,590	2,830,348
01	SINGLE FAMILY RESIDENTIAL	11	1,392,039	3,618,985	5,011,024	5,011,024	4,913,684
01	SINGLE FAMILY RESIDENTIAL - HOMESTEAD	14	2,524,667	4,904,876	7,429,543	7,429,543	6,038,491
03	MULTI-FAMILY 10 OR MORE	6	1,615,101	6,735,147	8,350,248	8,350,248	8,066,118
04	CONDOMINIUM	69	0	6,767,673	6,767,673	6,767,673	6,389,195
04	CONDOMINIUM - HOMESTEAD	34	0	3,645,153	3,645,153	3,645,153	1,001,604
06	RETIREMENT HOMES	1	443,460	1,755,141	2,198,601	2,198,601	2,198,601
08	MULTI-FAMILY LESS THAN 10	261	20,477,731	89,198,040	109,675,771	109,675,771	96,053,469
08	MULTI-FAMILY LESS THAN 10 - HOMESTEAD	31	2,401,820	9,031,221	11,433,041	11,433,041	6,564,691
09	RESIDENTIAL COMMON ELEMENTS/AREAS	9	0	0	0	0	0
10	VACANT COMMERCIAL	58	8,344,086	0	8,344,086	8,344,086	6,016,114
11	STORES, ONE STORY	5	1,287,406	4,943,644	6,231,050	6,231,050	5,320,330
12	MIXED USE - STORE/OFFICE OR STORE/RES	1	135,279	474,527	609,806	609,806	609,806
14	SUPERMARKETS	2	787,143	2,840,739	3,627,882	3,627,882	2,805,455
16	COMMUNITY SHOPPING CENTER	1	700,518	546,514	1,247,032	1,247,032	698,775
17	OFFICE, ONE STORY	19	3,535,897	9,929,834	13,465,731	13,465,731	10,306,681
18	OFFICE, MULTI-STORY	4	493,736	2,684,750	3,178,486	3,178,486	2,979,283
19	PROFESSIONAL BUILDING	23	8,409,945	38,784,485	47,194,430	47,194,430	37,974,112
21	RESTAURANTS, CAFETERIAS	1	198,237	621,188	819,425	819,425	503,844
23	FINANCIAL INSTITUTIONS	1	508,433	638,151	1,146,584	1,146,584	941,274
26	SERVICE STATIONS	1	293,132	416,357	709,489	709,489	621,083
27	AUTO SALES, REPAIR, ETC	45	5,820,445	25,308,657	31,129,102	31,129,102	22,427,397
28	PARKING LOTS, MH PARKS, ETC	4	403,933	1,743	405,676	405,676	357,145
32	ENCLOSED THEATER/AUDITORIUM	1	177,960	146,791	324,751	324,751	324,751
40	VACANT INDUSTRIAL	41	3,551,476	9,086	3,560,562	3,560,562	2,743,598
41	LIGHT MANUFACTURING	12	2,693,295	8,594,061	11,287,356	11,287,356	10,191,891

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48	WAREHOUSING, DISTRIBUTION TERMINALS	156	26,930,965	116,946,873	143,877,838	143,877,838	101,673,316
49	OPEN STORAGE	2	209,152	26,383	235,535	235,535	221,176
70	VACANT INSTITUTIONAL	2	198,800	0	198,800	198,800	0
72	PRIVATE SCHOOLS & COLLEGES	1	359,338	475,691	835,029	835,029	0
73	PRIVATELY OWNED HOSPITALS	1	30,254,182	124,938,622	155,192,804	155,192,804	0
75	ORPHANAGES, NON-PROFIT SERVICE	4	808,055	1,554,984	2,363,039	2,363,039	0
80	VACANT GOVERNMENTAL	27	1,923,500	0	1,923,500	1,923,500	0
86	COUNTIES - OTHER	1	1,329,852	6,790,655	8,120,507	8,120,507	0
88	FEDERAL - OTHER	1	3,652,307	6,178,519	9,830,826	9,830,826	0
89	MUNICIPAL - OTHER	6	11,693,646	45,729,505	57,423,151	57,423,151	30,252
91	UTILITY	3	1,550,129	1,104,969	2,655,098	2,655,098	1,574,929
..	HEADER & NOTE RECORDS	2	0	0	0	0	0
	TOTALS	893	\$148,727,255	\$525,342,964	\$674,070,219	\$674,070,219	\$342,377,413