



**State of Florida
Lee County Property Appraiser**

2025 REAL PROPERTY FINAL TAX ROLL TOTALS

TAXING AUTHORITY • SAN CARLOS ISLAND LIGHTING UNIT MSTU

DOR	DESCRIPTION	PARCELS	LAND VALUE	BUILDING VALUE	JUST VALUE	ASSESSED VALUE	TAXABLE VALUE
00	VACANT RESIDENTIAL	343	90,297,990	307,268	90,605,258	90,605,258	62,734,913
01	SINGLE FAMILY RESIDENTIAL	98	68,007,224	41,911,399	109,918,623	109,918,623	98,391,790
01	SINGLE FAMILY RESIDENTIAL / HOMESTEAD	121	87,502,595	65,269,888	152,772,483	152,772,483	87,555,324
02	MOBILE HOME	79	11,907,192	7,066,797	18,973,989	18,973,989	16,791,705
02	MOBILE HOME / HOMESTEAD	48	7,818,172	5,666,238	13,484,410	13,484,410	6,563,392
03	MULTI-FAMILY 10 OR MORE	1	1,609,553	1,173,856	2,783,409	2,783,409	788,434
04	CONDOMINIUM	244	22,660	40,089,450	40,112,110	40,112,110	38,288,716
04	CONDOMINIUM / HOMESTEAD	113	76,172	28,806,516	28,882,688	28,882,688	16,208,119
05	COOPERATIVES	47	6,952,289	4,641,118	11,593,407	11,593,407	9,427,037
05	COOPERATIVES / HOMESTEAD	17	2,486,718	1,734,251	4,220,969	4,220,969	1,293,815
08	MULTI-FAMILY LESS THAN 10	43	20,727,370	12,933,591	33,660,961	33,660,961	23,900,013
09	RESIDENTIAL COMMON ELEMENTS/AREAS	37	0	0	0	0	0
10	VACANT COMMERCIAL	24	34,269,113	7,661	34,276,774	34,276,774	15,386,653
11	STORES, ONE STORY	3	2,035,394	341,122	2,376,516	2,376,516	1,484,433
12	MIXED USE - STORE/OFFICE OR STORE/RES	5	3,156,576	889,993	4,046,569	4,046,569	1,481,661
14	SUPERMARKETS	1	1,435,063	279,932	1,714,995	1,714,995	848,276
16	COMMUNITY SHOPPING CENTER	3	4,212,476	1,437,010	5,649,486	5,649,486	2,666,146
17	OFFICE, ONE STORY	1	553,200	10	553,210	553,210	553,210
20	AIRPORTS, TERMINALS, PIERS, MARINAS	15	32,303,258	11,655,638	43,958,896	43,958,896	20,478,976
21	RESTAURANTS, CAFETERIAS	3	4,282,985	503,034	4,786,019	4,786,019	3,310,621
26	SERVICE STATIONS	1	418,380	42,746	461,126	461,126	461,126
27	AUTO SALES, REPAIR, ETC	1	968,584	40,116	1,008,700	1,008,700	1,008,700
28	PARKING LOTS, MH PARKS, ETC	7	32,428,372	2,011,824	34,440,196	34,440,196	14,616,819
39	HOTELS, MOTELS	1	2,853,835	366,418	3,220,253	3,220,253	3,220,253
40	VACANT INDUSTRIAL	12	12,249,750	22,977	12,272,727	12,272,727	6,206,915
41	LIGHT MANUFACTURING	2	2,510,680	105,441	2,616,121	2,616,121	2,380,606

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44	PACKING PLANTS	2	3,916,223	292,706	4,208,929	4,208,929	4,208,929
48	WAREHOUSING, DISTRIBUTION TERMINALS	6	10,817,249	1,712,451	12,529,700	12,529,700	8,984,026
49	OPEN STORAGE	1	2,869,220	256,027	3,125,247	3,125,247	1,118,560
70	VACANT INSTITUTIONAL	1	717,800	0	717,800	717,800	0
77	CLUBS, LODGES, UNION HALLS	2	3,940,869	989,499	4,930,368	4,930,368	0
80	VACANT GOVERNMENTAL	8	2,187,058	0	2,187,058	2,187,058	0
86	COUNTIES - OTHER	3	7,356,166	1,204,165	8,560,331	8,560,331	0
88	FEDERAL - OTHER	1	4,261,023	8,498,869	12,759,892	12,759,892	0
94	RIGHT-OF-WAY	7	5,714	0	7,829	5,714	4,858
95	RIVERS, LAKES, SUBMERGED LAND	12	1,637	0	1,637	1,637	1,637
96	SEWAGE DISPOSAL, WASTE LANDS	16	4,946,957	0	4,946,957	4,946,957	92,940
97	OUTDOOR RECREATIONAL	1	40	0	40	40	40
99	ACREAGE NOT AG CLASSIFIED	1	144,780	0	144,780	144,780	53,086
. .	HEADER & NOTE RECORDS	70	0	0	0	0	0
	TOTALS	1,401	\$472,250,337	\$240,258,011	\$712,510,463	\$712,508,348	\$450,511,729