



State of Florida
Lee County Property Appraiser

2025 REAL PROPERTY FINAL TAX ROLL TOTALS

TAXING AUTHORITY • SAN CARLOS PARK UNIT MSTU

DOR	DESCRIPTION	PARCELS	LAND VALUE	BUILDING VALUE	JUST VALUE	ASSESSED VALUE	TAXABLE VALUE
00	VACANT RESIDENTIAL	285	18,303,344	81,638	18,384,982	18,384,982	12,314,554
01	SINGLE FAMILY RESIDENTIAL	2,069	140,357,944	416,847,487	557,205,431	557,205,431	533,541,380
01	SINGLE FAMILY RESIDENTIAL / HOMESTEAD	3,881	271,975,589	860,259,382	1,132,234,971	1,132,234,971	485,551,622
04	CONDOMINIUM	139	4,427	20,827,269	20,831,696	20,831,696	16,469,369
04	CONDOMINIUM / HOMESTEAD	42	0	6,153,027	6,153,027	6,153,027	2,250,828
06	RETIREMENT HOMES	1	5,598,746	10,394,669	15,993,415	15,993,415	15,993,415
07	MISCELLANEOUS RESIDENTIAL	1	99,907	500,761	600,668	600,668	600,668
08	MULTI-FAMILY LESS THAN 10	565	40,031,114	168,887,732	208,918,846	208,918,846	140,887,338
09	RESIDENTIAL COMMON ELEMENTS/AREAS	31	0	0	0	0	0
10	VACANT COMMERCIAL	46	19,779,995	21,406	19,801,401	19,801,401	8,661,210
11	STORES, ONE STORY	29	3,102,860	5,577,127	8,679,987	8,679,987	6,923,614
12	MIXED USE - STORE/OFFICE OR STORE/RES	1	642,149	238,898	881,047	881,047	575,510
14	SUPERMARKETS	5	6,223,397	7,242,420	13,465,817	13,465,817	7,390,888
16	COMMUNITY SHOPPING CENTER	5	15,994,421	13,344,787	29,339,208	29,339,208	19,628,936
17	OFFICE, ONE STORY	11	1,964,776	4,035,380	6,000,156	6,000,156	3,526,453
19	PROFESSIONAL BUILDING	5	1,569,468	1,139,848	2,709,316	2,709,316	2,423,855
21	RESTAURANTS, CAFETERIAS	5	851,966	879,263	1,731,229	1,731,229	1,502,171
22	DRIVE-IN RESTAURANTS	2	2,075,579	3,748,995	5,824,574	5,824,574	3,301,373
23	FINANCIAL INSTITUTIONS	3	1,922,793	760,083	2,682,876	2,682,876	2,611,098
26	SERVICE STATIONS	1	422,604	883,423	1,306,027	1,306,027	560,511
27	AUTO SALES, REPAIR, ETC	6	1,592,821	2,311,576	3,904,397	3,904,397	1,544,274
28	PARKING LOTS, MH PARKS, ETC	1	6,882,922	1,893,943	8,776,865	8,776,865	7,098,697
38	GOLF COURSE, DRIVING RANGE	1	1,239,202	398,200	1,637,402	1,637,402	1,637,402
39	HOTELS, MOTELS	1	1,970,473	3,366,398	5,336,871	5,336,871	2,299,000
41	LIGHT MANUFACTURING	1	180,100	58,155	238,255	238,255	238,255
48	WAREHOUSING, DISTRIBUTION TERMINALS	17	3,544,397	5,106,051	8,650,448	8,650,448	6,105,832

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49	OPEN STORAGE	4	928,436	41,100	969,536	969,536	565,017
60	GRAZING LAND CLASS I	7	14,934	0	1,803,662	14,934	14,934
62	GRAZING LAND CLASS III	2	789	0	192,500	789	789
63	GRAZING LAND CLASS IV	1	2,106	0	551,788	2,106	2,106
70	VACANT INSTITUTIONAL	1	149,399	0	149,399	149,399	0
71	CHURCHES, TEMPLES	11	2,279,691	3,019,545	5,299,236	5,299,236	330,835
80	VACANT GOVERNMENTAL	4	231,473	0	231,473	231,473	0
83	PUBLIC COUNTY SCHOOLS	1	1,678,207	21,143,212	22,821,419	22,821,419	0
86	COUNTIES - OTHER	2	620,270	1,457,595	2,077,865	2,077,865	0
89	MUNICIPAL - OTHER	1	191,341	1,324,922	1,516,263	1,516,263	0
91	UTILITY	2	238,754	73,663	312,417	312,417	302,356
94	RIGHT-OF-WAY	5	14,555	0	14,555	14,555	4,925
97	OUTDOOR RECREATIONAL	1	173,057	6,226	179,283	179,283	90,813
. .	HEADER & NOTE RECORDS	75	0	0	0	0	0
TOTALS		7,271	\$552,854,006	\$1,562,024,181	\$2,117,408,308	\$2,114,878,187	\$1,284,950,028