

Table 1
Comparison of Taxes Levied
County and Municipal Governments
Fiscal Years 2022-23 and 2023-24

County: LEE

Taxing Authority	2022-23		2023-24						
	Millage Rate	Taxes Levied	Rolled-Back Rate		As Adopted				
			RBR Rate	Taxes Levied	Millage Rate	Taxes Levied	% Chng. from 2022-23	% Diff. from RBR	
LEE COUNTY BCC									
Lee County BCC	3.7623	\$ 423,651,935	3.3505	\$ 404,013,342	3.7623	\$ 453,669,421	7.1%	12.3%	
Lee County All Hazards Unincorporated	0.0693	\$ 4,798,930	0.0617	\$ 4,759,391	0.0693	\$ 5,345,637	11.4%	12.3%	
Lee County Library Fund	0.4714	\$ 47,660,901	0.4213	\$ 47,527,696	0.4714	\$ 53,179,577	11.6%	11.9%	
Alabama Groves Light	0.6000	\$ 17,552	0.5181	\$ 16,756	0.6000	\$ 19,405	10.6%	15.8%	
Bayshore Ests Light	1.3000	\$ 8,652	1.2770	\$ 8,800	1.7000	\$ 11,715	35.4%	33.1%	
Billy Creek Comm Ctr Lt	0.2295	\$ 33,734	0.2022	\$ 39,727	0.1800	\$ 35,365	4.8%	-11.0%	
Birkdale St Light	0.2850	\$ 9,958	0.2480	\$ 8,888	0.2900	\$ 10,394	4.4%	16.9%	
Burnt Store Fire	2.3000	\$ 1,244,890	2.0765	\$ 964,102	2.6300	\$ 1,221,087	-1.9%	26.7%	
Charleston Park Light	1.6500	\$ 6,495	1.4587	\$ 6,658	1.6500	\$ 7,532	16.0%	13.1%	
Cypress Lake Light	0.3650	\$ 22,562	0.3304	\$ 22,459	0.3900	\$ 26,510	17.5%	18.0%	
Daughtrey Creek Light	0.7800	\$ 19,808	0.6334	\$ 16,420	0.8500	\$ 22,035	11.2%	34.2%	
Flamingo Bay Light	0.3370	\$ 8,370	0.2949	\$ 6,821	0.3800	\$ 8,789	5.0%	28.9%	
Fort Myers Shores Light	0.1800	\$ 42,150	0.1501	\$ 36,947	0.1865	\$ 45,907	8.9%	24.3%	
Fort Myers Villa Light	0.2350	\$ 31,347	0.2081	\$ 30,949	0.2320	\$ 34,503	10.1%	11.5%	
Gasparilla Island MSTU	0.0478	\$ 149,969	0.0436	\$ 143,083	0.0495	\$ 162,446	8.3%	13.5%	
Harlem Heights Light	0.6300	\$ 8,735	0.4814	\$ 7,926	0.5000	\$ 8,233	-5.8%	3.9%	
Heiman/Apollo St Light	1.2000	\$ 6,814	0.9232	\$ 6,938	0.9000	\$ 6,764	-0.7%	-2.5%	
Hendry Creek Light	0.3950	\$ 9,580	0.3488	\$ 8,806	0.4300	\$ 10,856	13.3%	23.3%	
Iona Gardens Light	0.5600	\$ 6,715	0.5517	\$ 7,861	0.6000	\$ 8,550	27.3%	8.8%	
Lee County Unincorporated	0.8398	\$ 39,222,227	0.7506	\$ 38,187,879	0.8398	\$ 42,726,060	8.9%	11.9%	
Lehigh Acres Light	0.7460	\$ 4,112,848	0.6601	\$ 4,422,599	0.7460	\$ 4,998,119	21.5%	13.0%	
Lochmoor Village Light	0.5100	\$ 7,828	0.4516	\$ 7,715	0.6500	\$ 11,104	41.8%	43.9%	
Maravilla Fire District	3.1000	\$ 51,620	2.6760	\$ 50,633	3.0000	\$ 56,763	10.0%	12.1%	
Mcgregor Isles O&M Special Imp Unit	0.3940	\$ 26,283	0.3788	\$ 26,708	0.5000	\$ 35,254	34.1%	32.0%	
Mobile Haven Light	0.5400	\$ 5,289	0.6114	\$ 6,815	0.7000	\$ 7,802	47.5%	14.5%	
Morse Shores Light	0.3500	\$ 13,559	0.2713	\$ 10,777	0.3600	\$ 14,300	5.5%	32.7%	
N Ft Myers Light	0.1950	\$ 54,229	0.1835	\$ 55,826	0.2300	\$ 69,973	29.0%	25.3%	
NE Hurricane Bay MSTU	1.0000	\$ 166,255	0.8931	\$ 146,590	1.0000	\$ 164,136	-1.3%	12.0%	
Page Park Light	0.2444	\$ 10,905	0.1976	\$ 11,298	0.2500	\$ 14,294	31.1%	26.5%	
Palmetto Point Light	1.5000	\$ 223,325	1.4045	\$ 235,264	0.5500	\$ 92,129	-58.7%	-60.8%	
Palmona Park Light	1.2500	\$ 35,756	1.1152	\$ 38,123	1.2500	\$ 42,731	19.5%	12.1%	

Pine Manor Light	0.4750	\$ 31,666	0.4420	\$ 31,940	0.5130	\$ 37,071	17.1%	16.1%
Port Edison Light	0.3900	\$ 7,363	0.2904	\$ 4,419	0.6500	\$ 9,892	34.3%	123.8%
Riverdale Shores Improvement	1.7500	\$ 43,501	1.5695	\$ 43,880	2.0000	\$ 55,916	28.5%	27.4%
Russell Park Light	0.5950	\$ 18,781	0.4891	\$ 15,771	0.6300	\$ 20,315	8.2%	28.8%
San Carlos Island Light	0.0600	\$ 25,078	0.0501	\$ 15,218	0.0950	\$ 28,857	15.1%	89.6%
San Carlos Spec Improvement	0.2725	\$ 272,241	0.2457	\$ 277,794	0.2800	\$ 316,574	16.3%	14.0%
Skyline Light	0.1370	\$ 62,988	0.1233	\$ 56,421	0.1600	\$ 73,214	16.2%	29.8%
St Jude Harbor Light	0.2400	\$ 10,134	0.2107	\$ 9,257	0.2500	\$ 10,984	8.4%	18.7%
Tanglewood Improvement	1.0000	\$ 60,272	0.8995	\$ 60,422	1.0000	\$ 67,173	11.4%	11.2%
Town & River Improvement	0.2870	\$ 78,131	0.2713	\$ 78,126	0.5000	\$ 143,984	84.3%	84.3%
Trailwinds Light	0.5055	\$ 8,092	0.4186	\$ 8,145	0.4300	\$ 8,366	3.4%	2.7%
Tropic Isles Light	0.5100	\$ 19,453	0.4602	\$ 20,062	0.5600	\$ 24,412	25.5%	21.7%
Useppa Island Fire	4.1000	\$ 508,069	3.9713	\$ 502,947	4.7999	\$ 607,885	19.6%	20.9%
Villa Palms Light	0.6900	\$ 7,794	0.6492	\$ 7,775	0.6950	\$ 8,323	6.8%	7.1%
Villa Pines Light	0.2955	\$ 6,792	0.2697	\$ 6,850	0.2955	\$ 7,505	10.5%	9.6%
Waterway Estates Light	0.2850	\$ 30,356	0.2452	\$ 28,018	0.3150	\$ 35,994	18.6%	28.5%
Waterway Shores Light	0.6400	\$ 3,534	0.5355	\$ 3,057	1.3000	\$ 7,421	110.0%	142.8%
Whiskey Creek Improvement	0.9999	\$ 265,189	0.9019	\$ 265,811	0.9999	\$ 294,694	11.1%	10.9%
TOTAL		\$ 523,128,655		\$ 502,269,710		\$ 563,825,973	7.8%	12.3%
City of Bonita Springs	0.8000	\$ 11,451,893	0.7169	\$ 11,184,624	0.8173	\$ 12,751,001	11.3%	14.0%
City of Cape Coral	5.3694	\$ 121,053,497	4.7519	\$ 124,795,707	5.3694	\$ 141,012,662	16.5%	13.0%
City of Fort Myers	6.9999	\$ 72,232,367	6.3194	\$ 75,721,913	6.6999	\$ 80,281,236	11.1%	6.0%
City of Sanibel	1.9750	\$ 12,518,073	1.7333	\$ 7,997,455	2.5000	\$ 11,535,013	-7.9%	44.2%
Town of Fort Myers Beach	0.9900	\$ 4,424,319	0.8290	\$ 2,141,220	0.9900	\$ 2,557,066	-42.2%	19.4%
Village of Estero	0.7500	\$ 5,947,281	0.6826	\$ 5,925,070	0.7400	\$ 6,423,311	8.0%	8.4%

Table 2
Distribution of Taxes Levied by Property Type
County and Municipal Governments
Fiscal Year 2023-24

County: LEE

Taxing Authority	2023-24 Taxes Levied	Percent of Taxes Levied by Property Type										Percent of Taxes Levied on New Construction	
		Real Property								Tangible Personal Property	Centrally Assessed Property		
		Residential			Non-Residential								
		Homestead	Non-Homestead	Vacant Lots	Commercial	Industrial	Institutional	Agricultural	Other				
LEE COUNTY BCC													
Lee County BCC	\$ 453,669,421	34.9%	43.2%	3.8%	9.9%	2.5%	0.1%	0.2%	0.4%	5.0%	0.0%	-5.3%	
Lee County All Hazards Unincorporated	\$ 5,345,637	35.4%	41.3%	4.7%	9.3%	2.9%	0.2%	0.2%	0.6%	5.5%	0.0%	-0.4%	
Lee County Library Fund	\$ 53,179,577	35.2%	43.0%	3.6%	9.7%	2.6%	0.1%	0.2%	0.5%	5.1%	0.0%	-0.4%	
Alabama Groves Light	\$ 19,405	27.3%	70.3%	2.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-21.5%	
Bayshore Ests Light	\$ 11,715	60.6%	38.9%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-0.1%	
Billy Creek Comm Ctr Lt	\$ 35,365	0.0%	0.0%	0.0%	4.5%	41.9%	0.0%	0.0%	0.0%	53.6%	0.0%	14.2%	
Birkdale St Light	\$ 10,394	38.5%	53.2%	2.9%	1.0%	0.0%	0.0%	0.0%	4.3%	0.0%	0.0%	-13.1%	
Burnt Store Fire	\$ 1,221,087	44.5%	49.6%	1.6%	3.2%	0.1%	0.0%	0.1%	0.6%	0.4%	0.0%	-1.0%	
Charleston Park Light	\$ 7,532	3.4%	67.8%	14.9%	14.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	
Cypress Lake Light	\$ 26,510	62.6%	36.4%	0.1%	0.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-0.5%	
Daughtrey Creek Light	\$ 22,035	81.9%	16.4%	1.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-21.5%	
Flamingo Bay Light	\$ 8,789	16.5%	73.9%	9.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	-30.1%	
Fort Myers Shores Light	\$ 45,907	31.8%	53.4%	3.6%	9.3%	0.9%	0.0%	0.0%	0.0%	1.0%	0.0%	-13.8%	
Fort Myers Villa Light	\$ 34,503	56.8%	40.9%	0.0%	2.1%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	-0.2%	
Gasparilla Island MSTU	\$ 162,446	30.8%	59.9%	5.9%	2.9%	0.0%	0.0%	0.0%	0.1%	0.5%	0.0%	-4.4%	
Harlem Heights Light	\$ 8,233	38.7%	51.8%	5.0%	3.8%	0.0%	0.5%	0.0%	0.2%	0.0%	0.0%	-6.5%	
Heiman/Apollo St Light	\$ 6,764	8.9%	90.9%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.7%	
Hendry Creek Light	\$ 10,856	83.2%	16.2%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-12.4%	
Iona Gardens Light	\$ 8,550	14.9%	80.8%	4.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-3.6%	
Lee County Unincorporated	\$ 42,726,060	33.2%	39.8%	4.3%	10.7%	3.6%	0.2%	0.3%	0.8%	7.1%	0.0%	-1.1%	
Lehigh Acres Light	\$ 4,998,119	33.6%	47.3%	9.5%	4.9%	1.5%	0.0%	0.0%	0.1%	3.1%	0.0%	6.2%	
Lochmoor Village Light	\$ 11,104	77.8%	22.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	
Maravilla Fire District	\$ 56,763	18.8%	67.2%	1.4%	12.4%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	-2.8%	
Mcgregor Isles O&M Special Imp Unit	\$ 35,254	76.4%	21.5%	2.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	
Mobile Haven Light	\$ 7,802	20.9%	77.1%	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	-3.3%	
Morse Shores Light	\$ 14,300	38.6%	57.2%	4.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-36.1%	
North Fort Myers Light	\$ 69,973	4.3%	21.0%	1.1%	53.6%	12.7%	0.0%	0.1%	0.3%	6.8%	0.0%	-1.3%	
NE Hurricane Bay MSTU	\$ 164,136	30.6%	57.9%	5.2%	6.1%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	-24.9%	
Page Park Light	\$ 14,294	1.4%	35.5%	1.0%	5.2%	40.7%	0.0%	0.0%	4.5%	11.8%	0.0%	5.0%	
Palmetto Point Light	\$ 92,129	50.1%	42.1%	7.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.2%	
Palmona Park Light	\$ 42,731	11.5%	57.5%	6.7%	9.8%	10.7%	0.0%	0.0%	2.7%	1.1%	0.0%	1.9%	
Pine Manor Light	\$ 37,071	4.4%	91.5%	1.7%	1.6%	0.0%	0.8%	0.0%	0.0%	0.0%	0.0%	0.8%	
Port Edison Light	\$ 9,892	41.0%	57.4%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	-100.7%	
Riverdale Shores Improvement	\$ 55,916	40.9%	58.8%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-0.4%	
Russell Park Light	\$ 20,315	23.5%	59.1%	5.2%	11.5%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	-19.9%	

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Fiscal Year 2023-24

County: LEE

Taxing Authority	2023-24 Taxes Levied	Percent of Taxes Levied by Property Type										Percent of Taxes Levied on New Construction
		Real Property								Tangible Personal Property	Centrally Assessed Property	
		Residential			Non-Residential							
		Homestead	Non-Homestead	Vacant Lots	Commercial	Industrial	Institutional	Agricultural	Other			
San Carlos Island Light	\$ 28,857	44.1%	49.2%	1.6%	3.2%	0.1%	0.0%	0.1%	0.6%	1.2%	0.0%	-47.8%
San Carlos Spec Improvement	\$ 316,574	37.9%	54.6%	1.1%	5.1%	0.4%	0.0%	0.0%	0.0%	0.8%	0.0%	1.2%
Skyline Light	\$ 73,214	37.2%	37.5%	0.7%	20.9%	0.5%	0.0%	0.0%	0.0%	3.2%	0.0%	-0.9%
St Jude Harbor Light	\$ 10,984	35.4%	43.0%	14.1%	6.8%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	-7.9%
Tanglewood Improvement	\$ 67,173	69.1%	30.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
Town & River Improvement	\$ 143,984	69.3%	27.1%	3.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	-3.1%
Trailwinds Light	\$ 8,366	20.5%	79.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Tropic Isles Light	\$ 24,412	41.1%	51.3%	1.5%	6.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%
Useppa Island Fire	\$ 607,885	19.5%	67.3%	6.8%	4.8%	0.0%	0.0%	0.0%	0.5%	1.2%	0.0%	-6.4%
Villa Palms Light	\$ 8,323	75.2%	24.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
Villa Pines Light	\$ 7,505	67.3%	30.1%	2.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Waterway Estates Light	\$ 35,994	48.8%	49.2%	1.0%	0.7%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	-9.4%
Waterway Shores Light	\$ 7,421	28.1%	65.2%	6.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-23.9%
Whiskey Creek Improvement	\$ 294,694	65.7%	33.9%	0.1%	0.3%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	-0.1%
City of Bonita Springs	\$ 12,751,001	38.8%	47.2%	2.0%	7.3%	1.9%	0.1%	0.0%	0.2%	2.6%	0.0%	-2.4%
City of Cape Coral	\$ 141,012,662	39.7%	44.4%	5.4%	6.4%	1.5%	0.1%	0.0%	0.2%	2.2%	0.0%	0.9%
City of Ft Myers	\$ 80,281,236	26.3%	43.0%	0.6%	16.7%	4.5%	0.0%	0.1%	0.4%	8.3%	0.0%	1.4%
City of Sanibel	\$ 11,535,013	34.0%	52.0%	3.7%	8.6%	0.0%	0.0%	0.0%	0.1%	1.6%	0.0%	-71.3%
Town of Fort Myers Beach	\$ 2,557,066	19.3%	50.6%	14.8%	14.0%	0.1%	0.0%	0.0%	0.1%	1.0%	0.0%	-106.8%
Village of Estero	\$ 6,423,311	40.5%	45.3%	0.8%	10.1%	0.3%	0.0%	0.1%	0.0%	2.9%	0.0%	-0.8%