

Property Data for Parcel 04-45-22-00-00010.1010

Owner Of Record

NORDIC INVESTMENT CORP
6901 KISHWAUKEE RD
ROCKFORD IL 61109

Site Address

ACCESS UNDETERMINED
SAINT JAMES CITY FL 33956

Legal Description

PARL IN SW 1/4 SEC 3
+ SE 1/4 SEC 4 AS DESC
OR 1995 PG 3338

Classification / DOR Code

VACANT RESIDENTIAL / 00

[Viewer] Tax Map [Print]



[Pictometry Aerial Viewer]

Property Values (2009 Tax Roll)

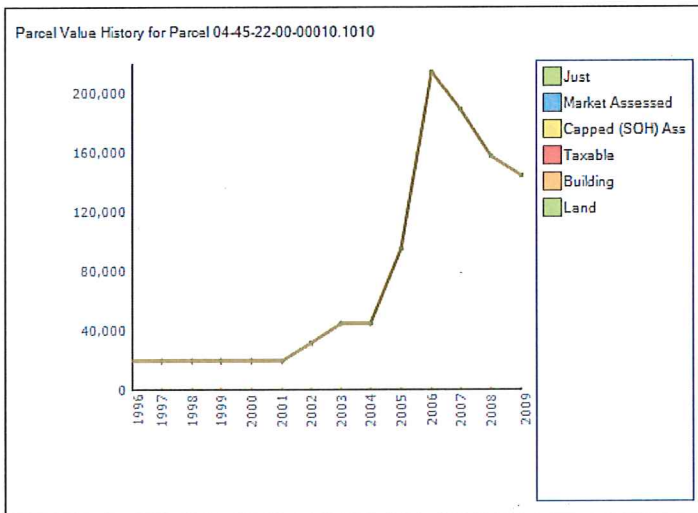
Just	144,440	Homestead	0
Assessed	144,440	Additional Homestead	0
Portability Applied	0	Widow	0
Assessed SOH	144,440	Widower	0
Taxable	144,440	Disability	0
Building	0	Wholly	0
Building Features	0 Incl. in bldg value	Senior	0
Land	144,440	Agriculture	0
Land Features	0 Incl. in bldg value		
SOH Difference	0		

Exemptions

Attributes

Land Units of Measure	0	AC
Total Number of Land Units	0	3
Frontage	0	0
Depth	0	0
Total Number of Buildings	0	0
Total Bedrooms	0	0
Total Bathrooms	0	0
Total Buildings Sq Ft	0	0
1st Year Building on Tax Roll	0	0
Historic District	No	No

Property Value History



Tax Year	Just	Market Assessed	SOH Assessed	Taxable	Building	Land	Source
1996	18,840	18,840	18,840	18,840	0	18,840	ROLL
1997	18,840	18,840	18,840	18,840	0	18,840	ROLL
1998	18,840	18,840	18,840	18,840	0	18,840	ROLL
1999	18,840	18,840	18,840	18,840	0	18,840	ROLL
2000	18,840	18,840	18,840	18,840	0	18,840	ROLL
2001	18,840	18,840	18,840	18,840	0	18,840	ROLL
2002	31,400	31,400	31,400	31,400	0	31,400	ROLL
2003	43,960	43,960	43,960	43,960	0	43,960	ROLL
2004	43,960	43,960	43,960	43,960	0	43,960	ROLL
2005	94,200	94,200	94,200	94,200	0	94,200	ROLL
2006	213,520	213,520	213,520	213,520	0	213,520	ROLL
2007	188,400	188,400	188,400	188,400	0	188,400	ROLL
2008	157,000	157,000	157,000	157,000	0	157,000	ROLL
2009	144,440	144,440	144,440	144,440	0	144,440	SOH

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question (F.A.C. 12D-1.002).

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard (F.S. 193.011). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment (F.S. 193.461 (6) (a)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*. (i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped (SOH) Assessed** value is the *Market Assessment* after any *Save Our Homes* cap is applied. This assessment cap is applied to all Homesteaded properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower. Some *Homestead Exempt* taxing authorities use this assessment to calculate a parcel's taxes.
 (i.e. Capped (SOH) Assessed = Market Assessed - SOH Cap)

The **Taxable** value is the *Capped (SOH) Assessment* after any personal exemptions, such as *Homestead*, are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
 (i.e. Taxable = Capped (SOH) Assessed - Exemptions)

The **Land** value is the total value of all land and features that add value to the land (or don't add value to improvements). The Land is the "non-wasting" portion of real property. Land values typically appreciate and therefore naturally trend upward. Changes in the desirability of the parcel's location can cause land values to fluctuate greatly either up or down.

The **Building** value is the total value of all improvements and features that add value to improvements. The Building is the "wasting" portion of real property and is subject to various forms of depreciation. It is this depreciation that causes building values to trend downward. Additions to or remodeling of a building or building features can cause the building value to suddenly increase.

Taxing Authorities

MATLACHA-PINE ISLAND FIRE DISTRICT / 007

Name / Code	Category	Mailing Address
LEE COUNTY CAPITAL IMP / 016	County	LEE COUNTY BUDGET SERVICES P O BOX 398 FORT MYERS, FL 33902 - 0398
LEE COUNTY GENERAL REVENUE / 044	County	LEE COUNTY BUDGET SERVICES P O BOX 398 FORT MYERS, FL 33902 - 0398
LEE COUNTY LIBRARY FUND / 052	County	LEE COUNTY BUDGET SERVICES P O BOX 398 FORT MYERS, FL 33902 - 0398
LEE COUNTY ALL HAZARDS - MSTU / 101	Dependent District	LEE COUNTY BUDGET SERVICES P O BOX 398 FORT MYERS, FL 33902 - 0398
LEE COUNTY UNINCORPORATED - MSTU / 020	Dependent District	LEE COUNTY BUDGET SERVICES P O BOX 398 FORT MYERS, FL 33902 - 0398
LEE COUNTY HYACINTH CONTROL / 051	Independent District	VIVIAN H. JONES P O BOX 60005 FORT MYERS, FL 33906
LEE COUNTY MOSQUITO CONTROL / 053	Independent District	VIVIAN H. JONES P O BOX 60005 FORT MYERS, FL 33906
MATLACHA PINE ISLAND FIRE / 059	Independent District	DAVID P. BRADLEY, SR, FIRE CHIEF 5700 PINE ISLAND RD BOKEELIA, FL 33922
WEST COAST INLAND WATERWAY / 098	Independent District	DIANE BALLINGER P O BOX 1845 VENICE, FL 34284
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	BUDGET DEPARTMENT - AMI DESAMOURS 2855 COLONIAL BLVD FORT MYERS, FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	BUDGET DEPARTMENT - AMI DESAMOURS 2855 COLONIAL BLVD FORT MYERS, FL 33966
SFL WATER MGMT-DISTRICT LEVY / 110	Water District	ATTN: MICHELLE QUIGLEY 3301 GUN CLUB ROAD WEST PALM BEACH, FL 33406
SFL WATER MGMT-EVERGLADE CONST / 084	Water District	ATTN: MICHELLE QUIGLEY 3301 GUN CLUB ROAD WEST PALM BEACH, FL 33406
SFL WATER MGMT-OKEECHOBEE LEVY / 308	Water District	ATTN: MICHELLE QUIGLEY 3301 GUN CLUB ROAD WEST PALM BEACH, FL 33406

Sales / Transactions

Sale Price	Date	OR Number	Type	Description	Vacant/Improved
480,000.00	01/12/2009	2009000012424	15	<p>Sales disqualified as a result of examination of the deed Deeds where the consideration is indeterminable</p> <p>There are 1 additional parcel(s) with this document (may have been split after the transaction date)... 04-45-22-00-00010.1020</p>	V
250,000.00	06/27/2005	2005000004793	04	<p>Sales disqualified as a result of examination of the deed Disqualified (Multiple STRAP # - 01,03,04,07)</p> <p>There are 4 additional parcel(s) with this document (may have been split after the transaction date)... 04-45-22-00-00010.1020 04-45-22-00-00010.1030 04-45-22-00-00010.1050 04-45-22-00-00010.1060</p>	V
250,000.00	06/24/2005	2005000004792	04	<p>Sales disqualified as a result of examination of the deed Disqualified (Multiple STRAP # - 01,03,04,07)</p> <p>There are 4 additional parcel(s) with this document (may have been split after the transaction date)... 04-45-22-00-00010.1020 04-45-22-00-00010.1030 04-45-22-00-00010.1050 04-45-22-00-00010.1060</p>	V
0.00	10/30/1997	2883/2609	04	<p>Sales disqualified as a result of examination of the deed Disqualified (Multiple STRAP # - 01,03,04,07)</p>	V
350,000.00	10/17/1995	2888/864	04	<p>Sales disqualified as a result of examination of the deed Disqualified (Multiple STRAP # - 01,03,04,07)</p>	V
400,000.00	06/01/1988	1995/3338	02	<p>Sales qualified but excluded from sales ratio analysis Qualified (Multiple STRAP # / 06-091)</p>	V

Parcel Numbering History		
Prior STRAP	Renumber Reason	Renumber Date
04-45-22-00-00010.1000	Combined (With another parcel-Delete Occurs)	

Solid Waste (Garbage) Roll Data				
Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
005 - Service Area 5	-		0	0.00
Collection Days				
Garbage	Recycling	Horticulture		
Tuesday	Tuesday	Monday		

Elevation Information					
Storm Surge Category	Flood Insurance [FIRM Look-up]				
	Rate Code	Community	Panel	Version	Date
2		125124	0380	F	8/28/2008

Appraisal Details			
Land			
Land Tracts			
Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	3	Acres

Spatial District Query Report

STRAP Number: 04-45-22-00-00010.1010

District Name	District Value	Pct of Parcel in District (if fractional)	Notes
Airport Noise Zone		NOT FOUND	
Airspace Notification	Notification Height Facility	50' - 75' AMSL Woodstock Airstrip	
Census Tract	Tract ID	702	100.01%
Coastal Building Zone		NOT FOUND	
Coastal High Hazard Area		NOT FOUND	
Fire District	Fire District Taxing Authority	Pine Island- Matlacha 059	
Flood Insurance Zone	Flood Zone Assigned Number	AE-EL7 (NAVD88) 407	53.28% <u>1</u>
	Flood Zone Assigned Number	0.2 PCT ANNUAL CHANCE FLOOD HAZARD (X) 200	46.72% <u>1</u>
Flood Insurance Zone - Old	Flood Zone	A9-EL9	
FIRM Floodway	Floodway	OUTSIDE	
FIRM Floodway - Old			NOT FOUND
Flood Insurance Panel	Community Panel Map Number Effective Date	125124 0380 12071C0380F 8/28/2008 12:00:00 AM	
Flood Insurance Panel - Old	Community Panel Version Date	125124 0280 B 091984	
(DNR Flood Zones) Zone A BFE			NOT FOUND
DNR Flood Zones - Old			NOT FOUND
Flood Insurance Coastal Barrier			NOT FOUND
Flood Insurance Coastal Barrier - Old			NOT FOUND
Lighting District/MSTBU			NOT FOUND
Preliminary MSTBU Districts			NOT FOUND
Planning Community	ID Plan Community	16 Pine Island	
Planning Land Use 2010	Landuse	Coastal Rural	
Sanibel/County Agreement			NOT FOUND
School Board District	District School Board Member	1 Robert Chilmonik	
School Choice Zone	Choice Zones	West Zone 4 West Zone	
Solid Waste District	District Area	Area 5	
Storm Surge	Category	2	
Subdivisions			NOT FOUND

Traffic Analysis Zone			
Archaeological Sensitivity			NOT FOUND
Sea Turtle Lighting Zone			NOT FOUND
Watersheds	Shed ID	South Pine Island	
FLUCCS1999			
Vegetation Permit Required	Vegetation Permit	Pine Island	2
Soil	Map Symbol	28	
	Soil Name	IMMOKALEE SAND	
Panther Habitat			NOT FOUND
Eagle Nesting Site Buffer			NOT FOUND
Commissioner District	District Commissioner	1 Robert Janes	
Unincorporated Lee County Zoning	Zoning Designation	RM-2	Zoning Notes
Development Orders	Development Order Status Wet Season Water Table	83-07-003-00D	
	Development Order Status Wet Season Water Table	LDO2000-00355	0.16% 3
Road Impact Fee Districts	District	2	
	Tidemark ID	52	
	Name	NORTH	
Water Franchise	Franchise Name	Greater Pine Island Water Assoc.	
Water Treatment Plant Service Area			NOT FOUND
Wastewater Franchise			NOT FOUND
Wastewater Treatment Plant Service Area			NOT FOUND
Res. Garbage Collection Day	Hauling Day	Tuesday	
Res. Recycling Collection Day	Hauling Day	Tuesday	
Res. Horticulture Collection Day	Hauling Day	Monday	
Microwave Radio Relay Path			NOT FOUND

[\[Modify Report Settings \]](#)

Note	Details
1	The Flood Zone with the highest corresponding assigned number is the recognized flood zone designation for this property. Residents of unincorporated Lee County may call Zoning Review at (239) 533-8597 (option #4) with additional questions. Residents of incorporated areas should call the city in which they reside to verify flood zone status.
2	Vegetation Removal Permit REQUIRED, Contact Environmental Sciences (239) 533-8585.
3	Small percentages can result from slight variations in the way lines are drawn or imported into our system. Such values may not accurately reflect an overlap with the subject parcel.

Property Data for Parcel 04-45-22-00-00010.1020

Owner Of Record

NORDIC INVESTMENT CORP
6901 KISHWAUKEE RD
ROCKFORD IL 61109

Site Address

ACCESS UNDETERMINED
SAINT JAMES CITY FL 33956

Legal Description

PARL IN SE 1/4 AS
DESC OR 1995 PG 3338

Classification / DOR Code

VACANT RESIDENTIAL / 00

[Viewer] Tax Map [Print]



[Pictometry Aerial Viewer]

Property Values (2009 Tax Roll)

Just	144,900
Assessed	144,900
Portability Applied	0
Assessed SOH	144,900
Taxable	144,900
Building	0
Building Features	0 Incl. in bldg value
Land	144,900
Land Features	0 Incl. in bldg value
SOH Difference	0

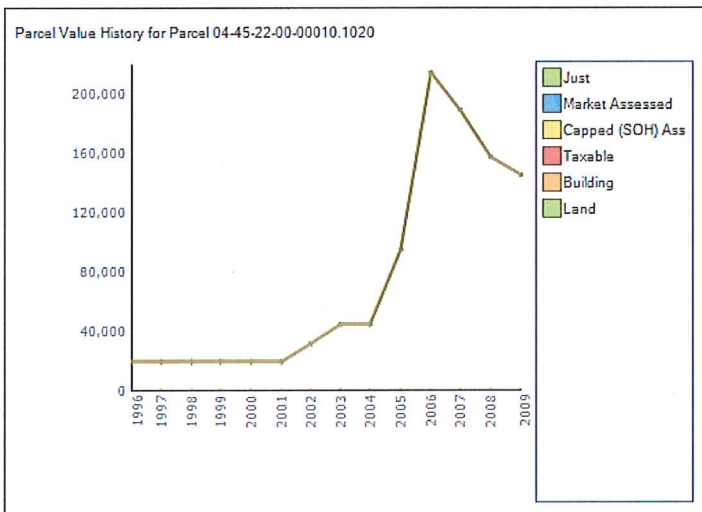
Exemptions

Homestead	0
Additional Homestead	0
Widow	0
Widower	0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units of Measure	0	AC
Total Number of Land Units	0	3
Frontage	0	0
Depth	0	0
Total Number of Buildings	0	0
Total Bedrooms	0	0
Total Bathrooms	0	0
Total Buildings Sq Ft	0	0
1st Year Building on Tax Roll	0	0
Historic District	No	No

Property Value History



Tax Year	Just	Market Assessed	SOH Assessed	Taxable	Building	Land	Source
1996	18,900	18,900	18,900	18,900	0	18,900	ROLL
1997	18,900	18,900	18,900	18,900	0	18,900	ROLL
1998	18,900	18,900	18,900	18,900	0	18,900	ROLL
1999	18,900	18,900	18,900	18,900	0	18,900	ROLL
2000	18,900	18,900	18,900	18,900	0	18,900	ROLL
2001	18,900	18,900	18,900	18,900	0	18,900	ROLL
2002	31,500	31,500	31,500	31,500	0	31,500	ROLL
2003	44,100	44,100	44,100	44,100	0	44,100	ROLL
2004	44,100	44,100	44,100	44,100	0	44,100	ROLL
2005	94,500	94,500	94,500	94,500	0	94,500	ROLL
2006	214,200	214,200	214,200	214,200	0	214,200	ROLL
2007	189,000	189,000	189,000	189,000	0	189,000	ROLL
2008	157,500	157,500	157,500	157,500	0	157,500	ROLL
2009	144,900	144,900	144,900	144,900	0	144,900	SOH

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Taxing Authorities

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Name / Code	Category	Mailing Address
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LEE COUNTY LIBRARY FUND / 052	County	LEE COUNTY BUDGET SERVICES P O BOX 398 FORT MYERS, FL 33902 - 0398
LEE COUNTY ALL HAZARDS - MSTU / 101	Dependent District	LEE COUNTY BUDGET SERVICES P O BOX 398 FORT MYERS, FL 33902 - 0398
LEE COUNTY UNINCORPORATED - MSTU / 020	Dependent District	LEE COUNTY BUDGET SERVICES P O BOX 398 FORT MYERS, FL 33902 - 0398
LEE COUNTY HYACINTH CONTROL / 051	Independent District	VIVIAN H. JONES P O BOX 60005 FORT MYERS, FL 33906
LEE COUNTY MOSQUITO CONTROL / 053	Independent District	VIVIAN H. JONES P O BOX 60005 FORT MYERS, FL 33906
MATLACHA PINE ISLAND FIRE / 059	Independent District	DAVID P. BRADLEY, SR, FIRE CHIEF 5700 PINE ISLAND RD BOKEELIA, FL 33922
WEST COAST INLAND WATERWAY / 098	Independent District	DIANE BALLINGER P O BOX 1845 VENICE, FL 34284
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	BUDGET DEPARTMENT - AMI DESAMOURS 2855 COLONIAL BLVD FORT MYERS, FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	BUDGET DEPARTMENT - AMI DESAMOURS 2855 COLONIAL BLVD FORT MYERS, FL 33966
SFL WATER MGMT-DISTRICT LEVY / 110	Water District	ATTN: MICHELLE QUIGLEY 3301 GUN CLUB ROAD WEST PALM BEACH, FL 33406
SFL WATER MGMT-EVERGLADE CONST / 084	Water District	ATTN: MICHELLE QUIGLEY 3301 GUN CLUB ROAD WEST PALM BEACH, FL 33406
SFL WATER MGMT-OKEECHOBEE LEVY / 308	Water District	ATTN: MICHELLE QUIGLEY 3301 GUN CLUB ROAD WEST PALM BEACH, FL 33406

Sales / Transactions

Sale Price	Date	OR Number	Type	Description	Vacant/Improved
480,000.00	01/12/2009	2009000012424	15	<p>Sales disqualified as a result of examination of the deed Deeds where the consideration is indeterminable</p> <p>There are 1 additional parcel(s) with this document (may have been split after the transaction date)... 04-45-22-00-00010.1010</p>	V
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250,000.00	06/24/2005	2005000004792	04	<p>Sales disqualified as a result of examination of the deed Disqualified (Multiple STRAP # - 01,03,04,07)</p> <p>There are 4 additional parcel(s) with this document (may have been split after the transaction date)... 04-45-22-00-00010.1010 04-45-22-00-00010.1030 04-45-22-00-00010.1050 04-45-22-00-00010.1060</p>	V
0.00	10/30/1997	2883/2609	04	<p>Sales disqualified as a result of examination of the deed Disqualified (Multiple STRAP # - 01,03,04,07)</p>	V
350,000.00	10/17/1995	2888/864	04	<p>Sales disqualified as a result of examination of the deed Disqualified (Multiple STRAP # - 01,03,04,07)</p>	V
400,000.00	06/01/1988	1995/3338	02	<p>Sales qualified but excluded from sales ratio analysis Qualified (Multiple STRAP # / 06-091)</p>	V

Parcel Numbering History		
Prior STRAP	Renumber Reason	Renumber Date
04-45-22-00-00010.1000	Combined (With another parcel-Delete Occurs)	

Solid Waste (Garbage) Roll Data				
Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
005 - Service Area 5	-		0	0.00
Collection Days				
Garbage	Recycling	Horticulture		
Tuesday	Tuesday	Monday		

Elevation Information					
Storm Surge Category	Rate Code	Flood Insurance [FIRM Look-up]			
		Community	Panel	Version	Date
1		125124	0380	F	8/28/2008

Appraisal Details			
Land			
Land Tracts			
Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	3	Acres

Spatial District Query Report

STRAP Number: 04-45-22-00-00010.1020

District Name	District Value	Pct of Parcel in District (if fractional)	Notes
Airport Noise Zone		NOT FOUND	
Airspace Notification	Notification Height Facility	50' - 75' AMSL Woodstock Airstrip	
Census Tract	Tract ID	702	100.01%
Coastal Building Zone		NOT FOUND	
Coastal High Hazard Area	Coastal High Hazard Zone	High hazard	59.33%
Fire District	Fire District Taxing Authority	Pine Island- Matlacha 059	
Flood Insurance Zone	Flood Zone Assigned Number	AE-EL7 (NAVD88) 407	<u>1</u>
Flood Insurance Zone - Old	Flood Zone	A9-EL9	
FIRM Floodway	Floodway	OUTSIDE	
FIRM Floodway - Old		NOT FOUND	
Flood Insurance Panel	Community Panel Map Number Effective Date	125124 0380 12071C0380F 8/28/2008 12:00:00 AM	
Flood Insurance Panel - Old	Community Panel Version Date	125124 0280 B 091984	
(DNR Flood Zones) Zone A BFE		NOT FOUND	
DNR Flood Zones - Old		NOT FOUND	
Flood Insurance Coastal Barrier		NOT FOUND	
Flood Insurance Coastal Barrier - Old		NOT FOUND	
Lighting District/MSTBU		NOT FOUND	
Preliminary MSTBU Districts		NOT FOUND	
Planning Community	ID Plan Community	16 Pine Island	
Planning Land Use 2010	Landuse	Coastal Rural	
Sanibel/County Agreement		NOT FOUND	
School Board District	District School Board Member	1 Robert Chilmonik	
School Choice Zone	Choice Zones Choice Zones	West Zone 4 West Zone	
Solid Waste District	District Area	Area 5	
Storm Surge	Category	1	59.33%
	Category	2	40.67%
Subdivisions		NOT FOUND	
Traffic Analysis Zone		NOT FOUND	
Archaeological Sensitivity		NOT FOUND	

Sea Turtle Lighting Zone			NOT FOUND
Watersheds	Shed ID	South Pine Island	
FLUCCS1999			
Vegetation Permit Required	Vegetation Permit	Pine Island	2
Soil	Map Symbol	28	
	Soil Name	IMMOKALEE SAND	
Panther Habitat			NOT FOUND
Eagle Nesting Site Buffer			NOT FOUND
Commissioner District	District	1	
	Commissioner	Robert Janes	
Unincorporated Lee County Zoning	Zoning Designation	RM-2	Zoning Notes
Development Orders	Development Order	83-07-003-00D	
	Status		
	Wet Season Water Table		
Road Impact Fee Districts	District	2	
	Tidemark ID	52	
	Name	NORTH	
Water Franchise	Franchise Name	Greater Pine Island Water Assoc.	
Water Treatment Plant Service Area			NOT FOUND
Wastewater Franchise			NOT FOUND
Wastewater Treatment Plant Service Area			NOT FOUND
Res. Garbage Collection Day	Hauling Day	Tuesday	
Res. Recycling Collection Day	Hauling Day	Tuesday	
Res. Horticulture Collection Day	Hauling Day	Monday	
Microwave Radio Relay Path			NOT FOUND

[\[Modify Report Settings \]](#)

Note	Details
1	The Flood Zone with the highest corresponding assigned number is the recognized flood zone designation for this property. Residents of unincorporated Lee County may call Zoning Review at (239) 533-8597 (option #4) with additional questions. Residents of incorporated areas should call the city in which they reside to verify flood zone status.
2	Vegetation Removal Permit REQUIRED, Contact Environmental Sciences (239) 533-8585.

Property Data for Parcel 04-45-22-00-00010.1050

Owner Of Record

NORDIC INVESTMENT CORP
6901 KISHWAUKEE RD
ROCKFORD IL 61109

Site Address

ACCESS UNDETERMINED
SAINT JAMES CITY FL 33956

Legal Description

PARL IN SE 1/4 DESC IN
OR 2082 PG 4546

Classification / DOR Code

VACANT RESIDENTIAL / 00

[Viewer] Tax Map [Print]



[Pictometry Aerial Viewer]

Property Values (2009 Tax Roll)

Just	131,100
Assessed	131,100
Portability Applied	0
Assessed SOH	131,100
Taxable	131,100
Building	0
Building Features	0 Incl. in bldg value
Land	131,100
Land Features	0 Incl. in bldg value
SOH Difference	0

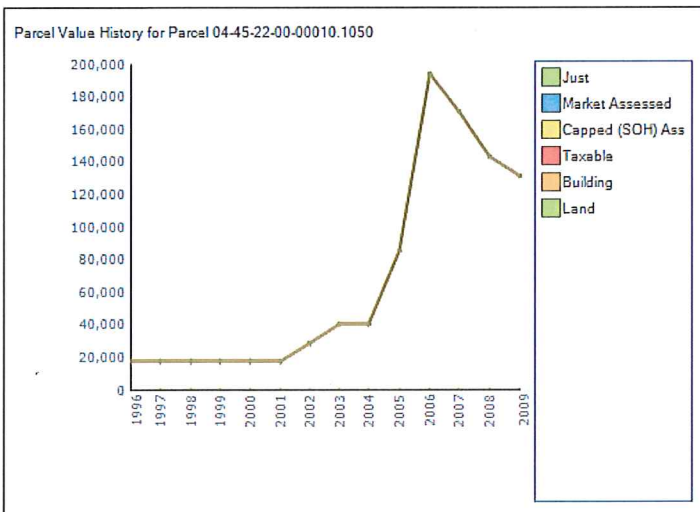
Exemptions

Homestead	0
Additional Homestead	0
Widow	0
Widower	0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units of Measure	AC
Total Number of Land Units	3
Frontage	0
Depth	0
Total Number of Buildings	0
Total Bedrooms	0
Total Bathrooms	0
Total Buildings Sq Ft	0
1st Year Building on Tax Roll	0
Historic District	No

Property Value History



Tax Year	Just	Market Assessed	SOH Assessed	Taxable	Building	Land	Source
1996	17,100	17,100	17,100	17,100	0	17,100	ROLL
1997	17,100	17,100	17,100	17,100	0	17,100	ROLL
1998	17,100	17,100	17,100	17,100	0	17,100	ROLL
1999	17,100	17,100	17,100	17,100	0	17,100	ROLL
2000	17,100	17,100	17,100	17,100	0	17,100	ROLL
2001	17,100	17,100	17,100	17,100	0	17,100	ROLL
2002	28,500	28,500	28,500	28,500	0	28,500	ROLL
2003	39,900	39,900	39,900	39,900	0	39,900	ROLL
2004	39,900	39,900	39,900	39,900	0	39,900	ROLL
2005	85,500	85,500	85,500	85,500	0	85,500	ROLL
2006	193,800	193,800	193,800	193,800	0	193,800	ROLL
2007	171,000	171,000	171,000	171,000	0	171,000	ROLL
2008	142,500	142,500	142,500	142,500	0	142,500	ROLL
2009	131,100	131,100	131,100	131,100	0	131,100	SOH

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\) \(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*. (i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped (SOH) Assessed** value is the *Market Assessment* after any *Save Our Homes* cap is applied. This assessment cap is applied to all Homesteaded properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower. Some *Homestead Exempt* taxing authorities use this assessment to calculate a parcel's taxes.
(i.e. Capped (SOH) Assessed = Market Assessed - SOH Cap)

The **Taxable** value is the *Capped (SOH) Assessment* after any personal exemptions, such as *Homestead*, are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped (SOH) Assessed - Exemptions)

The **Land** value is the total value of all land and features that add value to the land (or don't add value to improvements). The Land is the "non-wasting" portion of real property. Land values typically appreciate and therefore naturally trend upward. Changes in the desirability of the parcel's location can cause land values to fluctuate greatly either up or down.

The **Building** value is the total value of all improvements and features that add value to improvements. The Building is the "wasting" portion of real property and is subject to various forms of depreciation. It is this depreciation that causes building values to trend downward. Additions to or remodeling of a building or building features can cause the building value to suddenly increase.

Taxing Authorities

MATLACHA-PINE ISLAND FIRE DISTRICT / 007

Name / Code	Category	Mailing Address
LEE COUNTY CAPITAL IMP / 016	County	LEE COUNTY BUDGET SERVICES P O BOX 398 FORT MYERS, FL 33902 - 0398
LEE COUNTY GENERAL REVENUE / 044	County	LEE COUNTY BUDGET SERVICES P O BOX 398 FORT MYERS, FL 33902 - 0398
LEE COUNTY LIBRARY FUND / 052	County	LEE COUNTY BUDGET SERVICES P O BOX 398 FORT MYERS, FL 33902 - 0398
LEE COUNTY ALL HAZARDS - MSTU / 101	Dependent District	LEE COUNTY BUDGET SERVICES P O BOX 398 FORT MYERS, FL 33902 - 0398
LEE COUNTY UNINCORPORATED - MSTU / 020	Dependent District	LEE COUNTY BUDGET SERVICES P O BOX 398 FORT MYERS, FL 33902 - 0398
LEE COUNTY HYACINTH CONTROL / 051	Independent District	VIVIAN H. JONES P O BOX 60005 FORT MYERS, FL 33906
LEE COUNTY MOSQUITO CONTROL / 053	Independent District	VIVIAN H. JONES P O BOX 60005 FORT MYERS, FL 33906
MATLACHA PINE ISLAND FIRE / 059	Independent District	DAVID P. BRADLEY, SR, FIRE CHIEF 5700 PINE ISLAND RD BOKEELIA, FL 33922
WEST COAST INLAND WATERWAY / 098	Independent District	DIANE BALLINGER P O BOX 1845 VENICE, FL 34284
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	BUDGET DEPARTMENT - AMI DESAMOURS 2855 COLONIAL BLVD FORT MYERS, FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	BUDGET DEPARTMENT - AMI DESAMOURS 2855 COLONIAL BLVD FORT MYERS, FL 33966
SFL WATER MGMT-DISTRICT LEVY / 110	Water District	ATTN: MICHELLE QUIGLEY 3301 GUN CLUB ROAD WEST PALM BEACH, FL 33406
SFL WATER MGMT-EVERGLADE CONST / 084	Water District	ATTN: MICHELLE QUIGLEY 3301 GUN CLUB ROAD WEST PALM BEACH, FL 33406
SFL WATER MGMT-OKEECHOBEE LEVY / 308	Water District	ATTN: MICHELLE QUIGLEY 3301 GUN CLUB ROAD WEST PALM BEACH, FL 33406

Sales / Transactions

Sale Price	Date	OR Number	Type	Description	Vacant/Improved
100.00	12/23/2009	2010000004943	11	<p>Sales disqualified as a result of examination of the deed Transfer of ownership where no doc stamps were paid</p> <p>There are 1 additional parcel(s) with this document (may have been split after the transaction date)... 04-45-22-00-00010.1060</p>	V
192,000.00	01/12/2009	2009000012426	30	<p>Sales disqualified as a result of credible, verifiable, and documented evidence Transaction involving affiliated parties</p>	V
250,000.00	06/27/2005	2005000004793	04	<p>Sales disqualified as a result of examination of the deed Disqualified (Multiple STRAP # - 01,03,04,07)</p> <p>There are 4 additional parcel(s) with this document (may have been split after the transaction date)... 04-45-22-00-00010.1010 04-45-22-00-00010.1020 04-45-22-00-00010.1030 04-45-22-00-00010.1060</p>	V
250,000.00	06/24/2005	2005000004792	04	<p>Sales disqualified as a result of examination of the deed Disqualified (Multiple STRAP # - 01,03,04,07)</p> <p>There are 4 additional parcel(s) with this document (may have been split after the transaction date)... 04-45-22-00-00010.1010 04-45-22-00-00010.1020 04-45-22-00-00010.1030 04-45-22-00-00010.1060</p>	V
0.00	10/30/1997	2883/2609	04	<p>Sales disqualified as a result of examination of the deed Disqualified (Multiple STRAP # - 01,03,04,07)</p>	V
350,000.00	10/17/1995	2888/864	04	<p>Sales disqualified as a result of examination of the deed Disqualified (Multiple STRAP # - 01,03,04,07)</p>	V
240,000.00	06/01/1989	2082/4545	02	<p>Sales qualified but excluded from sales ratio analysis Qualified (Multiple STRAP # / 06-091)</p>	V

Parcel Numbering History		
Prior STRAP	Renumber Reason	Renumber Date
04-45-22-00-00010.1000	Split (From another Parcel)	

Solid Waste (Garbage) Roll Data				
Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
005 - Service Area 5	-		0	0.00
Collection Days				
Garbage	Recycling	Horticulture		
Tuesday	Tuesday	Monday		

Elevation Information					
Storm Surge Category	Flood Insurance [FIRM Look-up]				
	Rate Code	Community	Panel	Version	Date
1		125124	0380	F	8/28/2008

Appraisal Details			
Land			
Land Tracts			
Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	3	Acres

Spatial District Query Report

STRAP Number: 04-45-22-00-00010.1050

District Name	District Value	Pct of Parcel in District (if fractional)	Notes
Airport Noise Zone		NOT FOUND	
Airspace Notification	Notification Height Facility	50' - 75' AMSL Woodstock Airstrip	97.11%
	Notification Height Facility	75' - 100' AMSL Woodstock Airstrip	2.89% 1
Census Tract	Tract ID	702	100.01%
Coastal Building Zone		NOT FOUND	
Coastal High Hazard Area	Coastal High Hazard Zone	High hazard	
Fire District	Fire District	Pine Island- Matlacha	
	Taxing Authority	059	
Flood Insurance Zone	Flood Zone Assigned Number	AE-EL7 (NAVD88) 407	2
Flood Insurance Zone - Old	Flood Zone	A9-EL9	
FIRM Floodway	Floodway	OUTSIDE	
FIRM Floodway - Old		NOT FOUND	
Flood Insurance Panel	Community Panel	125124 0380	
	Map Number	12071C0380F	
	Effective Date	8/28/2008 12:00:00 AM	
Flood Insurance Panel - Old	Community Panel	125124 0280	
	Version	B	
	Date	091984	
(DNR Flood Zones) Zone A BFE		NOT FOUND	
DNR Flood Zones - Old		NOT FOUND	
Flood Insurance Coastal Barrier		NOT FOUND	
Flood Insurance Coastal Barrier - Old		NOT FOUND	
Lighting District/MSTBU		NOT FOUND	
Preliminary MSTBU Districts		NOT FOUND	
Planning Community	ID	16	
	Plan Community	Pine Island	
Planning Land Use 2010	Landuse	Coastal Rural	
Sanibel/County Agreement		NOT FOUND	
School Board District	District	1	
	School Board Member	Robert Chilmonik	
School Choice Zone	Choice Zones	West Zone 4	
	Choice Zones	West Zone	
Solid Waste District	District Area	Area 5	
Storm Surge	Category	1	
Subdivisions		NOT FOUND	
Traffic Analysis Zone			

Archaeological Sensitivity			NOT FOUND
Sea Turtle Lighting Zone			NOT FOUND
Watersheds	Shed ID	South Pine Island	
FLUCCS1999			
Vegetation Permit Required	Vegetation Permit	Pine Island	3
Soil	Map Symbol	28	
	Soil Name	IMMOKALEE SAND	
Panther Habitat			NOT FOUND
Eagle Nesting Site Buffer			NOT FOUND
Commissioner District	District Commissioner	1 Robert Janes	
Unincorporated Lee County Zoning	Zoning Designation	RM-2	Zoning Notes
Development Orders	Development Order Status	83-07-003-00D	
	Wet Season Water Table		
Road Impact Fee Districts	District Tidemark ID Name	2 52 NORTH	
Water Franchise	Franchise Name	Greater Pine Island Water Assoc.	
Water Treatment Plant Service Area			NOT FOUND
Wastewater Franchise			NOT FOUND
Wastewater Treatment Plant Service Area			NOT FOUND
Res. Garbage Collection Day	Hauling Day	Tuesday	
Res. Recycling Collection Day	Hauling Day	Tuesday	
Res. Horticulture Collection Day	Hauling Day	Monday	
Microwave Radio Relay Path			NOT FOUND

[\[Modify Report Settings \]](#)

Note	Details
1	Small percentages can result from slight variations in the way lines are drawn or imported into our system. Such values may not accurately reflect an overlap with the subject parcel.
2	The Flood Zone with the highest corresponding assigned number is the recognized flood zone designation for this property. Residents of unincorporated Lee County may call Zoning Review at (239) 533-8597 (option #4) with additional questions. Residents of incorporated areas should call the city in which they reside to verify flood zone status.
3	Vegetation Removal Permit REQUIRED, Contact Environmental Sciences (239) 533-8585.

Property Data for Parcel 04-45-22-00-00010.1060

Owner Of Record

NORDIC INVESTMENT CORP
6901 KISHWAUKEE RD
ROCKFORD IL 61109

Site Address

ACCESS UNDETERMINED
SAINT JAMES CITY FL 33956

Legal Description

PARL IN SE 1/4 DESC IN
OR 2082 PG 4547

Classification / DOR Code

VACANT RESIDENTIAL / 00

[Viewer] Tax Map [Print]



[Pictometry Aerial Viewer]

Property Values (2009 Tax Roll)

Just	136,160
Assessed	136,160
Portability Applied	0
Assessed SOH	136,160
Taxable	136,160
Building	0
Building Features	0 Incl. in bldg value
Land	136,160
Land Features	0 Incl. in bldg value
SOH Difference	0

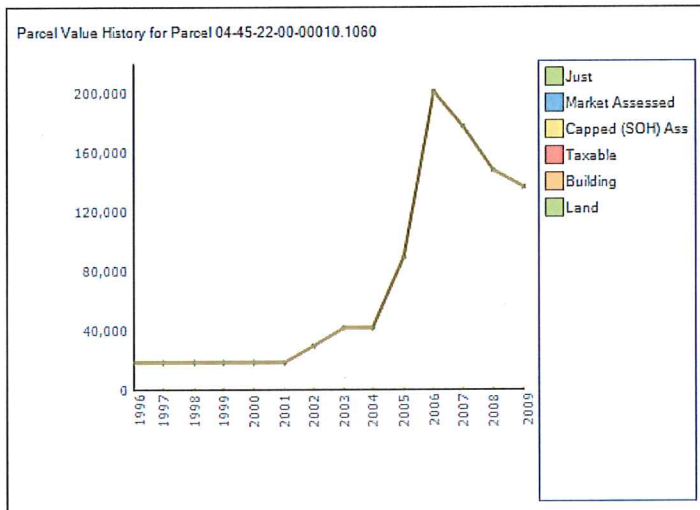
Exemptions

Homestead	0
Additional Homestead	0
Widow	0
Widower	0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units of Measure	0	AC
Total Number of Land Units	0	3
Frontage	0	0
Depth	0	0
Total Number of Buildings	0	0
Total Bedrooms	0	0
Total Bathrooms	0	0
Total Buildings Sq Ft	0	0
1st Year Building on Tax Roll	0	0
Historic District	0	No

Property Value History



Tax Year	Just	Market Assessed	SOH Assessed	Taxable	Building	Land	Source
1996	17,760	17,760	17,760	17,760	0	17,760	ROLL
1997	17,760	17,760	17,760	17,760	0	17,760	ROLL
1998	17,760	17,760	17,760	17,760	0	17,760	ROLL
1999	17,760	17,760	17,760	17,760	0	17,760	ROLL
2000	17,760	17,760	17,760	17,760	0	17,760	ROLL
2001	17,760	17,760	17,760	17,760	0	17,760	ROLL
2002	29,600	29,600	29,600	29,600	0	29,600	ROLL
2003	41,440	41,440	41,440	41,440	0	41,440	ROLL
2004	41,440	41,440	41,440	41,440	0	41,440	ROLL
2005	88,800	88,800	88,800	88,800	0	88,800	ROLL
2006	201,280	201,280	201,280	201,280	0	201,280	ROLL
2007	177,600	177,600	177,600	177,600	0	177,600	ROLL
2008	148,000	148,000	148,000	148,000	0	148,000	ROLL
2009	136,160	136,160	136,160	136,160	0	136,160	SOH

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\) \(a\)](#)). The difference between the *Highest and Best Use/ Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*. (i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped (SOH) Assessed** value is the *Market Assessment* after any *Save Our Homes* cap is applied. This assessment cap is applied to all Homesteaded properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower. Some *Homestead Exempt* taxing authorities use this assessment to calculate a parcel's taxes.
(i.e. Capped (SOH) Assessed = Market Assessed - SOH Cap)

The **Taxable** value is the *Capped (SOH) Assessment* after any personal exemptions, such as *Homestead*, are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped (SOH) Assessed - Exemptions)

The **Land** value is the total value of all land and features that add value to the land (or don't add value to improvements). The Land is the "non-wasting" portion of real property. Land values typically appreciate and therefore naturally trend upward. Changes in the desirability of the parcel's location can cause land values to fluctuate greatly either up or down.

The **Building** value is the total value of all improvements and features that add value to improvements. The Building is the "wasting" portion of real property and is subject to various forms of depreciation. It is this depreciation that causes building values to trend downward. Additions to or remodeling of a building or building features can cause the building value to suddenly increase.

Taxing Authorities

MATLACHA-PINE ISLAND FIRE DISTRICT / 007

Name / Code	Category	Mailing Address
LEE COUNTY CAPITAL IMP / 016	County	LEE COUNTY BUDGET SERVICES P O BOX 398 FORT MYERS, FL 33902 - 0398
LEE COUNTY GENERAL REVENUE / 044	County	LEE COUNTY BUDGET SERVICES P O BOX 398 FORT MYERS, FL 33902 - 0398
LEE COUNTY LIBRARY FUND / 052	County	LEE COUNTY BUDGET SERVICES P O BOX 398 FORT MYERS, FL 33902 - 0398
LEE COUNTY ALL HAZARDS - MSTU / 101	Dependent District	LEE COUNTY BUDGET SERVICES P O BOX 398 FORT MYERS, FL 33902 - 0398
LEE COUNTY UNINCORPORATED - MSTU / 020	Dependent District	LEE COUNTY BUDGET SERVICES P O BOX 398 FORT MYERS, FL 33902 - 0398
LEE COUNTY HYACINTH CONTROL / 051	Independent District	VIVIAN H. JONES P O BOX 60005 FORT MYERS, FL 33906
LEE COUNTY MOSQUITO CONTROL / 053	Independent District	VIVIAN H. JONES P O BOX 60005 FORT MYERS, FL 33906
MATLACHA PINE ISLAND FIRE / 059	Independent District	DAVID P. BRADLEY, SR, FIRE CHIEF 5700 PINE ISLAND RD BOKEELIA, FL 33922
WEST COAST INLAND WATERWAY / 098	Independent District	DIANE BALLINGER P O BOX 1845 VENICE, FL 34284
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	BUDGET DEPARTMENT - AMI DESAMOURS 2855 COLONIAL BLVD FORT MYERS, FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	BUDGET DEPARTMENT - AMI DESAMOURS 2855 COLONIAL BLVD FORT MYERS, FL 33966
SFL WATER MGMT-DISTRICT LEVY / 110	Water District	ATTN: MICHELLE QUIGLEY 3301 GUN CLUB ROAD WEST PALM BEACH, FL 33406
SFL WATER MGMT-EVERGLADE CONST / 084	Water District	ATTN: MICHELLE QUIGLEY 3301 GUN CLUB ROAD WEST PALM BEACH, FL 33406
SFL WATER MGMT-OKEECHOBEE LEVY / 308	Water District	ATTN: MICHELLE QUIGLEY 3301 GUN CLUB ROAD WEST PALM BEACH, FL 33406

Sales / Transactions

Sale Price	Date	OR Number	Type	Description	Vacant/Improved
100.00	12/23/2009	2010000004943	11	<p>Sales disqualified as a result of examination of the deed Transfer of ownership where no doc stamps were paid</p> <p>There are 1 additional parcel(s) with this document (may have been split after the transaction date)... 04-45-22-00-00010.1050</p>	V
140,400.00	01/12/2009	2009000012427	30	<p>Sales disqualified as a result of credible, verifiable, and documented evidence Transaction involving affiliated parties</p> <p>Sales disqualified as a result of examination of the deed Disqualified (Multiple STRAP # - 01,03,04,07)</p>	V
250,000.00	06/27/2005	2005000004793	04	<p>There are 4 additional parcel(s) with this document (may have been split after the transaction date)... 04-45-22-00-00010.1010 04-45-22-00-00010.1020 04-45-22-00-00010.1030 04-45-22-00-00010.1050</p> <p>Sales disqualified as a result of examination of the deed Disqualified (Multiple STRAP # - 01,03,04,07)</p>	V
250,000.00	06/24/2005	2005000004792	04	<p>There are 4 additional parcel(s) with this document (may have been split after the transaction date)... 04-45-22-00-00010.1010 04-45-22-00-00010.1020 04-45-22-00-00010.1030 04-45-22-00-00010.1050</p>	V
0.00	10/30/1997	2883/2609	04	<p>Sales disqualified as a result of examination of the deed Disqualified (Multiple STRAP # - 01,03,04,07)</p>	V
350,000.00	10/17/1995	2888/864	04	<p>Sales disqualified as a result of examination of the deed Disqualified (Multiple STRAP # - 01,03,04,07)</p>	V
240,000.00	06/01/1989	2082/4545	02	<p>Sales qualified but excluded from sales ratio analysis Qualified (Multiple STRAP # / 06-091)</p>	V

Parcel Numbering History		
Prior STRAP	Renumber Reason	Renumber Date
04-45-22-00-00010.1000	Split (From another Parcel)	

Solid Waste (Garbage) Roll Data				
Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
005 - Service Area 5			0	0.00
Collection Days				
Garbage	Recycling	Horticulture		
Tuesday	Tuesday	Monday		

Elevation Information					
Storm Surge Category	Rate Code	Community	Panel	Version	Date
1		125124	0380	F	8/28/2008

Appraisal Details			
Land			
Land Tracts			
Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	3	Acres

Spatial District Query Report

STRAP Number: 04-45-22-00-00010.1060

District Name	District Value	Pct of Parcel in District (if fractional)	Notes
Airport Noise Zone		NOT FOUND	
Airspace Notification	Notification Height 75' - 100' AMSL Facility Woodstock Airstrip	98.35%	
	Notification Height 50' - 75' AMSL Facility Woodstock Airstrip	1.65%	1
Census Tract	Tract ID 702	100.01%	
Coastal Building Zone		NOT FOUND	
Coastal High Hazard Area	Coastal High Hazard Zone High hazard		
Fire District	Fire District Pine Island-Matlacha Taxing Authority 059		
Flood Insurance Zone	Flood Zone AE-EL7 (NAVD88) Assigned Number 407		2
Flood Insurance Zone - Old	Flood Zone A9-EL9		
FIRM Floodway	Floodway OUTSIDE		
FIRM Floodway - Old		NOT FOUND	
Flood Insurance Panel	Community 125124 Panel 0380 Map Number 12071C0380F Effective Date 8/28/2008 12:00:00 AM		
Flood Insurance Panel - Old	Community 125124 Panel 0280 Version B Date 091984		
(DNR Flood Zones) Zone A BFE		NOT FOUND	
DNR Flood Zones - Old		NOT FOUND	
Flood Insurance Coastal Barrier		NOT FOUND	
Flood Insurance Coastal Barrier - Old		NOT FOUND	
Lighting District/MSTBU		NOT FOUND	
Preliminary MSTBU Districts		NOT FOUND	
Planning Community	ID 16 Plan Community Pine Island		
Planning Land Use 2010	Landuse Coastal Rural		
Sanibel/County Agreement		NOT FOUND	
School Board District	District 1 School Board Robert Chilmonik Member		
School Choice Zone	Choice Zones West Zone 4 Choice Zones West Zone		
Solid Waste District	District Area Area 5		
Storm Surge	Category 1 79.71% Category T S 20.29%		
Subdivisions		NOT FOUND	

Traffic Analysis Zone			
Archaeological Sensitivity	Sensitivity Level	2	35.63%
Sea Turtle Lighting Zone			NOT FOUND
Watersheds	Shed ID	South Pine Island	
FLUCCS1999			
Vegetation Permit Required	Vegetation Permit	Pine Island	3
Soil	Map Symbol	28	
	Soil Name	IMMOKALEE SAND	
Panther Habitat			NOT FOUND
Eagle Nesting Site Buffer			NOT FOUND
Commissioner District	District Commissioner	1 Robert Janes	
Unincorporated Lee County Zoning	Zoning Designation	RM-2	Zoning Notes
Development Orders	Development Order Status	83-07-003-00D	
Road Impact Fee Districts	Wet Season Water Table		
	District Tidemark ID Name	2 52 NORTH	
Water Franchise	Franchise Name	Greater Pine Island Water Assoc.	
Water Treatment Plant Service Area			NOT FOUND
Wastewater Franchise			NOT FOUND
Wastewater Treatment Plant Service Area			NOT FOUND
Res. Garbage Collection Day	Hauling Day	Tuesday	
Res. Recycling Collection Day	Hauling Day	Tuesday	
Res. Horticulture Collection Day	Hauling Day	Monday	
Microwave Radio Relay Path			NOT FOUND

[\[Modify Report Settings \]](#)

Note	Details
1	Small percentages can result from slight variations in the way lines are drawn or imported into our system. Such values may not accurately reflect an overlap with the subject parcel.
2	The Flood Zone with the highest corresponding assigned number is the recognized flood zone designation for this property. Residents of unincorporated Lee County may call Zoning Review at (239) 533-8597 (option #4) with additional questions. Residents of incorporated areas should call the city in which they reside to verify flood zone status.
3	Vegetation Removal Permit REQUIRED, Contact Environmental Sciences (239) 533-8585.

Property Data for Parcel 04-45-22-00-00010.1070

Owner Of Record

NORDIC INVESTMENT CORP
6901 KISHWAUKEE RD
ROCKFORD IL 61109

Site Address

ACCESS UNDETERMINED
SAINT JAMES CITY FL 33956

Legal Description

PARL IN S 1/2 DESC IN
INST #2010000004942

Classification / DOR Code

VACANT RESIDENTIAL / 00

[Viewer] Tax Map [Print]



[Pictometry Aerial Viewer]

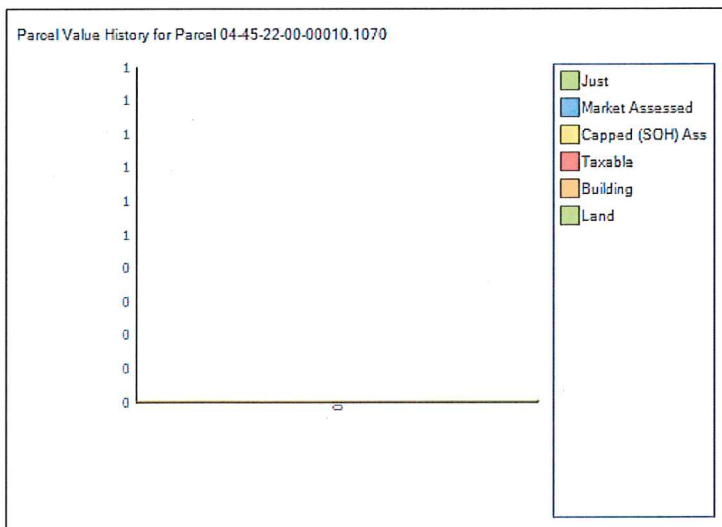
Property Values ()

Exemptions

Attributes

Just	0	Homestead	0	Land Units of Measure	
Assessed	0	Additional Homestead	0	Total Number of Land Units	0
Portability Applied	0	Widow	0	Frontage	
Assessed SOH	0	Widower	0	Depth	
Taxable	0	Disability	0	Total Number of Buildings	0
Building	0	Wholly	0	Total Bedrooms	0
Building Features	0	Senior	0	Total Bathrooms	0
	Incl. in bldg value	Agriculture	0	Total Buildings Sq Ft	0
Land	0			1st Year Building on Tax Roll	0
Land Features	0			Historic District	
	Incl. in bldg value				
SOH Difference	0				

Property Value History



Tax Year	Just	Market Assessed	SOH Assessed	Taxable	Building	Land	Source
0	0	0	0	0	0	0	VALUE

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\) \(a\)](#)). The difference between the *Highest and Best*

Use/Present Use and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped (SOH) Assessed** value is the *Market Assessment* after any *Save Our Homes* cap is applied. This assessment cap is applied to all Homesteaded properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower. Some *Homestead Exempt* taxing authorities use this assessment to calculate a parcel's taxes.
(i.e. Capped (SOH) Assessed = Market Assessed - SOH Cap)

The **Taxable** value is the *Capped (SOH) Assessment* after any personal exemptions, such as *Homestead*, are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped (SOH) Assessed - Exemptions)

The **Land** value is the total value of all land and features that add value to the land (or don't add value to improvements). The Land is the "non-wasting" portion of real property. Land values typically appreciate and therefore naturally trend upward. Changes in the desirability of the parcel's location can cause land values to fluctuate greatly either up or down.

The **Building** value is the total value of all improvements and features that add value to improvements. The Building is the "wasting" portion of real property and is subject to various forms of depreciation. It is this depreciation that causes building values to trend downward. Additions to or remodeling of a building or building features can cause the building value to suddenly increase.

Taxing Authorities

MATLACHA-PINE ISLAND FIRE DISTRICT / 007

Name / Code	Category	Mailing Address
LEE COUNTY CAPITAL IMP / 016	County	LEE COUNTY BUDGET SERVICES P O BOX 398 FORT MYERS, FL 33902 - 0398
LEE COUNTY GENERAL REVENUE / 044	County	LEE COUNTY BUDGET SERVICES P O BOX 398 FORT MYERS, FL 33902 - 0398
LEE COUNTY LIBRARY FUND / 052	County	LEE COUNTY BUDGET SERVICES P O BOX 398 FORT MYERS, FL 33902 - 0398
LEE COUNTY ALL HAZARDS - MSTU / 101	Dependent District	LEE COUNTY BUDGET SERVICES P O BOX 398 FORT MYERS, FL 33902 - 0398
LEE COUNTY UNINCORPORATED - MSTU / 020	Dependent District	LEE COUNTY BUDGET SERVICES P O BOX 398 FORT MYERS, FL 33902 - 0398
LEE COUNTY HYACINTH CONTROL / 051	Independent District	VIVIAN H. JONES P O BOX 60005 FORT MYERS, FL 33906
LEE COUNTY MOSQUITO CONTROL / 053	Independent District	VIVIAN H. JONES P O BOX 60005 FORT MYERS, FL 33906
MATLACHA PINE ISLAND FIRE / 059	Independent District	DAVID P. BRADLEY, SR, FIRE CHIEF 5700 PINE ISLAND RD BOKEELIA, FL 33922
WEST COAST INLAND WATERWAY / 098	Independent District	DIANE BALLINGER P O BOX 1845 VENICE, FL 34284
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	BUDGET DEPARTMENT - AMI DESAMOURS 2855 COLONIAL BLVD FORT MYERS, FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	BUDGET DEPARTMENT - AMI DESAMOURS 2855 COLONIAL BLVD FORT MYERS, FL 33966
SFL WATER MGMT-DISTRICT LEVY / 110	Water District	ATTN: MICHELLE QUIGLEY 3301 GUN CLUB ROAD WEST PALM BEACH, FL 33406
SFL WATER MGMT-EVERGLADE CONST / 084	Water District	ATTN: MICHELLE QUIGLEY 3301 GUN CLUB ROAD WEST PALM BEACH, FL 33406
		ATTN: MICHELLE QUIGLEY

SFL WATER MGMT-OKEECHOBEE LEVY / 308

Water District

3301 GUN CLUB ROAD
WEST PALM BEACH, FL 33406

Sales / Transactions

Sale Price	Date	OR Number	Type	Description	Vacant/Improved
1,101,400.00	12/23/2009	2010000004942	17	Sales disqualified as a result of examination of the deed Deeds to or executed by a religious, charitable entity	V
1,500,000.00	02/22/2005	4772/971	02	Sales qualified but excluded from sales ratio analysis Qualified (Multiple STRAP # / 06-09I)	V
100.00	09/01/1981	1550/1741	04	Sales disqualified as a result of examination of the deed Disqualified (Multiple STRAP # - 01,03,04,07)	V
355,000.00	07/01/1981	1532/1630	02	Sales qualified but excluded from sales ratio analysis Qualified (Multiple STRAP # / 06-09I)	V

Parcel Numbering History

Prior STRAP	Renumber Reason	Renumber Date
04-45-22-00-00010.1000	Split (From another Parcel)	01/13/2010

Solid Waste (Garbage) Roll Data

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
005 - Service Area 5	-		0	0.00

Garbage	Recycling	Horticulture
Tuesday	Tuesday	Monday

Elevation Information

Storm Surge Category	Rate Code	Flood Insurance [FIRM Look-up]			
		Community	Panel	Version	Date
T S		125124	0380	F	8/28/2008

Appraisal Details

Land				
Land Tracts				
Use Code	Use Code Description	Number of Units	Unit of Measure	

Spatial District Query Report

STRAP Number: 04-45-22-00-00010.1070

District Name	District Value	Pct of Parcel in District (if fractional)	Notes
Airport Noise Zone		NOT FOUND	
Airspace Notification	Notification Height 75' - 100' AMSL Facility Woodstock Airstrip	92.54%	
	Notification Height 100' - 125' AMSL Facility Woodstock Airstrip	5.74%	<u>1</u>
	Notification Height 50' - 75' AMSL Facility Woodstock Airstrip	1.73%	<u>1</u>
Census Tract	Tract ID 702	100.04%	
Coastal Building Zone		NOT FOUND	
Coastal High Hazard Area	Coastal High Hazard Zone High hazard	87.77%	
Fire District	Fire District Pine Island- Matlacha Taxing Authority 059		
Flood Insurance Zone	Flood Zone AE-EL8 (NAVD88) Assigned Number 408	68.1%	<u>2</u>
	Flood Zone AE-EL7 (NAVD88) Assigned Number 407	31.9%	<u>2</u>
Flood Insurance Zone - Old	Flood Zone A9-EL9		
FIRM Floodway	Floodway OUTSIDE		
FIRM Floodway - Old		NOT FOUND	
Flood Insurance Panel	Community 125124 Panel 0380 Map Number 12071C0380F Effective Date 8/28/2008 12:00:00 AM		
Flood Insurance Panel - Old	Community 125124 Panel 0280 Version B Date 091984		
(DNR Flood Zones) Zone A BFE		NOT FOUND	
DNR Flood Zones - Old		NOT FOUND	
Flood Insurance Coastal Barrier		NOT FOUND	
Flood Insurance Coastal Barrier - Old		NOT FOUND	
Lighting District/MSTBU		NOT FOUND	
Preliminary MSTBU Districts		NOT FOUND	
Planning Community	ID 16 Plan Community Pine Island		
Planning Land Use 2010	Landuse Coastal Rural	87.1%	
	Landuse Wetlands	12.9%	
Sanibel/County Agreement		NOT FOUND	
School Board District	District 1 School Board Member Robert Chilmonik		
School Choice Zone	Choice Zones West Zone 4		

	Choice Zones	West Zone		
Solid Waste District	District Area	Area 5		
Storm Surge	Category	T S	63.32%	
	Category	1	24.45%	
	Category	2	12.23%	
Subdivisions			NOT FOUND	
Traffic Analysis Zone				
Archaeological Sensitivity	Sensitivity Level	2	79.55%	
Sea Turtle Lighting Zone			NOT FOUND	
Watersheds	Shed ID	South Pine Island		
FLUCCS1999				
Vegetation Permit Required	Vegetation Permit	Pine Island		3
Soil	Map Symbol	11	72.59%	
	Soil Name	MYAKKA FINE SAND		
	Map Symbol	28	27.41%	
	Soil Name	IMMOKALEE SAND		
Panther Habitat			NOT FOUND	
Eagle Nesting Site Buffer			NOT FOUND	
Commissioner District	District Commissioner	1 Robert Janes		
Unincorporated Lee County Zoning	Zoning Designation	RM-2	99.97%	Zoning Notes
	Zoning Designation	RS-1	0.03%	1
Development Orders	Development Order Status Wet Season Water Table	83-07-003-00D	99.98%	
Road Impact Fee Districts	District	2		
	Tidemark ID	52		
	Name	NORTH		
Water Franchise	Franchise Name	Greater Pine Island Water Assoc.		
Water Treatment Plant Service Area			NOT FOUND	
Wastewater Franchise			NOT FOUND	
Wastewater Treatment Plant Service Area			NOT FOUND	
Res. Garbage Collection Day	Hauling Day	Tuesday		
Res. Recycling Collection Day	Hauling Day	Tuesday		
Res. Horticulture Collection Day	Hauling Day	Monday		
Microwave Radio Relay Path			NOT FOUND	

[\[Modify Report Settings \]](#)

Note	Details
1	Small percentages can result from slight variations in the way lines are drawn or imported into our system. Such values may not accurately reflect an overlap with the subject parcel.
2	The Flood Zone with the highest corresponding assigned number is the recognized flood zone designation for this property. Residents of unincorporated Lee County may call Zoning Review at (239) 533-8597 (option #4) with additional questions. Residents of incorporated areas should call the city in which they reside to verify flood zone status.

3	Vegetation Removal Permit REQUIRED, Contact Environmental Sciences (239) 533-8585.
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