

Property Data for Parcel 03-45-22-00-00002.004B

Owner Of Record

SMEJA ROBERT B TR +
GNESDA JILL E SMEGA TR FOR LAND TRUST AGREEMENT 1985-1
6901 KISHWAUKEE RD
ROCKFORD IL 61109

Site Address

8379 STRINGFELLOW RD
SAINT JAMES CITY FL 33956

Legal Description

N1/2 OF SW1/4 W OF PINE ISLAND
BLVD + OR 2962 PG 2822 LESS OR
1995/3338 LESS OR 3361/2286

Classification / DOR Code

VACANT COMMERCIAL / 10

[Viewer] Tax Map [Print]



[Pictometry Aerial Viewer]

Property Values (2009 Tax Roll)

| | |
|----------------------------|-----------------------|
| Just | 142,000 |
| Assessed | 142,000 |
| Portability Applied | 0 |
| Assessed SOH | 142,000 |
| Taxable | 142,000 |
| Building | 0 |
| Building Features | 0 Incl. in bldg value |
| Land | 142,000 |
| Land Features | 0 Incl. in bldg value |
| SOH Difference | 0 |

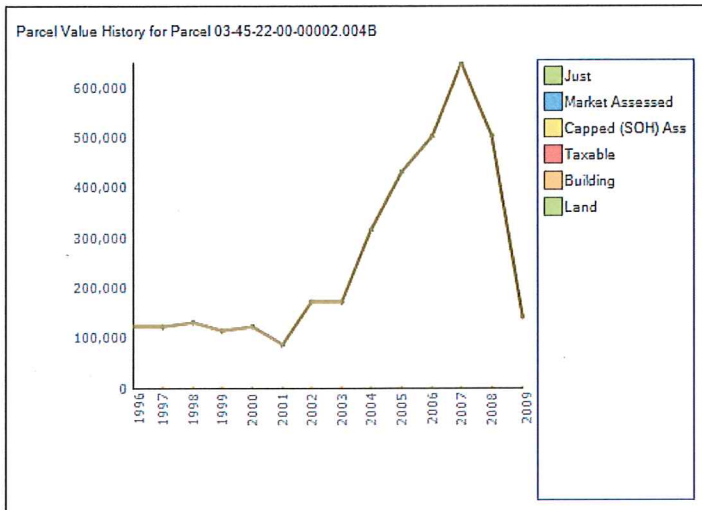
Exemptions

| | |
|-----------------------------|---|
| 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 | 7 |
| 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 | 122,400 | 122,400 | 122,400 | 122,400 | 0 | 122,400 | ROLL |
| 1997 | 122,400 | 122,400 | 122,400 | 122,400 | 0 | 122,400 | ROLL |
| 1998 | 129,500 | 129,500 | 129,500 | 129,500 | 0 | 129,500 | ROLL |
| 1999 | 114,650 | 114,650 | 114,650 | 114,650 | 0 | 114,650 | ROLL |
| 2000 | 122,800 | 122,800 | 122,800 | 122,800 | 0 | 122,800 | ROLL |
| 2001 | 86,740 | 86,740 | 86,740 | 86,740 | 0 | 86,740 | ROLL |
| 2002 | 172,970 | 172,970 | 172,970 | 172,970 | 0 | 172,970 | ROLL |
| 2003 | 172,970 | 172,970 | 172,970 | 172,970 | 0 | 172,970 | ROLL |
| 2004 | 316,700 | 316,700 | 316,700 | 316,700 | 0 | 316,700 | ROLL |
| 2005 | 431,680 | 431,680 | 431,680 | 431,680 | 0 | 431,680 | ROLL |
| 2006 | 503,550 | 503,550 | 503,550 | 503,550 | 0 | 503,550 | ROLL |
| 2007 | 647,270 | 647,270 | 647,270 | 647,270 | 0 | 647,270 | ROLL |
| 2008 | 503,550 | 503,550 | 503,550 | 503,550 | 0 | 503,550 | ROLL |
| 2009 | 142,000 | 142,000 | 142,000 | 142,000 | 0 | 142,000 | 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

| Sales / Transactions | | | | | | |
|----------------------|------------|---------------------------|------|--|-----------------|--|
| Sale Price | Date | OR Number | Type | Description | Vacant/Improved | |
| 619,700.00 | 02/22/2005 | 4646/436 | 06 | Sales qualified and included for sales ratio analysis Qualified (Fair Market Value / Arms Length / One STRAP #) | V | |
| 139,200.00 | 05/19/1998 | 2962/2822 | 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 | |

| Building/Construction Permit Data | | | | |
|-----------------------------------|------------------|------------|---------|--|
| Permit Number | Permit Type | Issued | Finaled | |
| 199711434 | COM - Foundation | 11/19/1997 | | |
| 199812525 | Commerical | 12/21/1998 | | |
| COM199711434 | Commerical | 11/19/1997 | | |

IMPORTANT INFORMATION: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building/Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

| Parcel Numbering History | | |
|--------------------------|--|---------------|
| Prior STRAP | Renumber Reason | Renumber Date |
| 03-45-22-00-00002.004A | Combined (With another parcel-Delete Occurs) | 01/01/1989 |
| 04-45-22-00-00010.1000 | Split (From another Parcel) | 06/23/1998 |
| 03-45-22-00-00002.004C | Split (From another Parcel) | 02/13/2001 |

| 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 |
| 2 | | 125124 | 0380 | F | 8/28/2008 |

| Appraisal Details | | | |
|-------------------|----------------------|-----------------|-----------------|
| Land | | | |
| Land Tracts | | | |
| Use Code | Use Code Description | Number of Units | Unit of Measure |
| 1000 | Commercial, Vacant | 7 | Acres |

Spatial District Query Report

STRAP Number: 03-45-22-00-00002.004B

| 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 | 97.24% |
| | Notification Height Facility | 25' - 50' AMSL Woodstock Airstrip | 2.76% <u>1</u> |
| 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 | 92.26% <u>2</u> |
| | Flood Zone Assigned Number | 0.2 PCT ANNUAL CHANCE FLOOD HAZARD (X) 200 | 7.74% <u>2</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 | 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 3 |
| 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 | CS-1 Zoning Notes |
| Development Orders | Development Order Status | LDO2000-00355 |
| | Wet Season Water Table | |
| | Development Order Status | 83-07-003-00D |
| | 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 | 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 04-45-22-00-00010.1000

Owner Of Record

SMEJA ROBERT B TR +
SMEJA-GNESDA JILL E TR FOR LAND TRUST AGREEMENT 1985-1
6901 KISHWAUKEE RD
ROCKFORD IL 61109

Site Address

8379 STRINGFELLOW RD
SAINT JAMES CITY FL 33956

Legal Description

PARL IN S 1/2 DESC IN
OR 1349/2195 LESS .1010-.1060
LESS OR 2962 PG 2822 LESS
PORT DESC IN INST #201000004942

Classification / DOR Code

VACANT RESIDENTIAL / 00

[Viewer] Tax Map [Print]



[Pictometry Aerial Viewer]

Property Values (2009 Tax Roll)

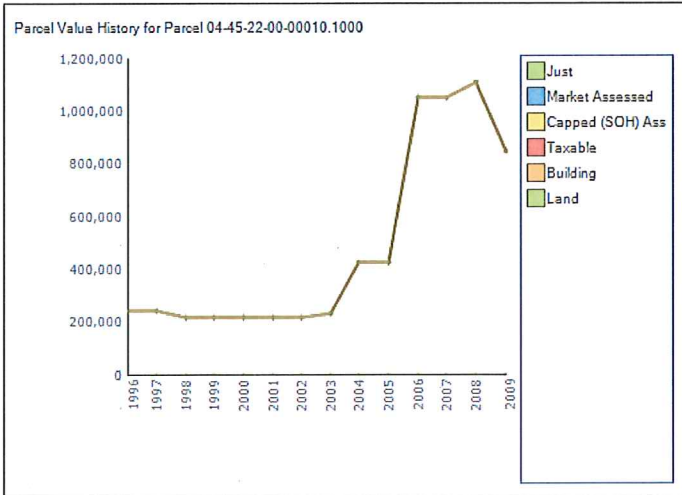
| | | | |
|----------------------------|---------|-----------------------------|--------------------|
| Just | 846,350 | Homestead | |
| Assessed | 846,350 | Additional Homestead | |
| Portability Applied | 0 | Widow | |
| Assessed SOH | 846,350 | Widower | |
| Taxable | 846,350 | Disability | |
| Building | 0 | Wholly | |
| Building Features | 0 | Incl. in bldg value | Senior |
| Land | 846,350 | | Agriculture |
| Land Features | 0 | Incl. in bldg value | |
| SOH Difference | 0 | | |

Exemptions

Attributes

| | | |
|---|--------------------------------------|-----|
| 0 | Land Units of Measure | AC |
| 0 | Total Number of Land Units | 117 |
| 0 | 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 |
| | Historic District | No |

Property Value History



| Tax Year | Just | Market Assessed | SOH Assessed | Taxable | Building | Land | Source |
|----------|-----------|-----------------|--------------|-----------|----------|-----------|--------|
| 1996 | 243,380 | 243,380 | 243,380 | 243,380 | 0 | 243,380 | ROLL |
| 1997 | 243,380 | 243,380 | 243,380 | 243,380 | 0 | 243,380 | ROLL |
| 1998 | 214,860 | 214,860 | 214,860 | 214,860 | 0 | 214,860 | ROLL |
| 1999 | 214,860 | 214,860 | 214,860 | 214,860 | 0 | 214,860 | ROLL |
| 2000 | 214,860 | 214,860 | 214,860 | 214,860 | 0 | 214,860 | ROLL |
| 2001 | 214,860 | 214,860 | 214,860 | 214,860 | 0 | 214,860 | ROLL |
| 2002 | 214,860 | 214,860 | 214,860 | 214,860 | 0 | 214,860 | ROLL |
| 2003 | 230,490 | 230,490 | 230,490 | 230,490 | 0 | 230,490 | ROLL |
| 2004 | 423,220 | 423,220 | 423,220 | 423,220 | 0 | 423,220 | ROLL |
| 2005 | 423,220 | 423,220 | 423,220 | 423,220 | 0 | 423,220 | ROLL |
| 2006 | 1,048,300 | 1,048,300 | 1,048,300 | 1,048,300 | 0 | 1,048,300 | ROLL |
| 2007 | 1,048,300 | 1,048,300 | 1,048,300 | 1,048,300 | 0 | 1,048,300 | ROLL |
| 2008 | 1,106,800 | 1,106,800 | 1,106,800 | 1,106,800 | 0 | 1,106,800 | ROLL |
| 2009 | 846,350 | 846,350 | 846,350 | 846,350 | 0 | 846,350 | SOH |

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 (i.e. Taxable = Capped (SOH) Assessed - Exemptions)

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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 |
|------------|------|-----------|------|-------------|-----------------|
|------------|------|-----------|------|-------------|-----------------|

Sales qualified but excluded from sales ratio analysis

| | | | | | |
|--------------|------------|---------------------------|----|---|---|
| 1,500,000.00 | 02/22/2005 | 4772/971 | 02 | 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 |

Building/Construction Permit Data

| Permit Number | Permit Type | Issued | Finalized |
|---------------|------------------------|------------|-----------|
| COM2006-01578 | Building Miscellaneous | 12/07/2006 | |
| COM2006-0578 | Fence | 12/07/2006 | |

IMPORTANT INFORMATION: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

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Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Parcel Numbering History

| Prior STRAP | Renumber Reason | Renumber Date |
|------------------------|--|---------------|
| 04-45-22-00-00010.0000 | Combined (With another parcel-Delete Occurs) | 01/01/1989 |
| 03-45-22-00-00002.004B | Split (From another Parcel) | 06/23/1998 |
| 04-45-22-00-00010.1070 | 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 |
| 9650 | Mangrove | 65 | Acres |
| 0 | Vacant Residential | 52.09 | Acres |

Spatial District Query Report

STRAP Number: 04-45-22-00-00010.1000

| District Name | District Value | Pct of Parcel in District (if fractional) | Notes | |
|---------------------------------|---------------------------------|---|----------|-------------------------------------|
| Airport Noise Zone | | NOT FOUND | | |
| Airspace Notification | Notification Height Facility | 100' - 125' AMSL Woodstock Airstrip | 37.22% | |
| | Notification Height Facility | 75' - 100' AMSL Woodstock Airstrip | 15.27% | |
| | Notification Height Facility | 50' - 75' AMSL Woodstock Airstrip | 14.68% | |
| Census Tract | Tract ID | 702 | 104.48% | |
| Coastal Building Zone | | NOT FOUND | | |
| Coastal High Hazard Area | Coastal High Hazard Zone | High hazard | 84.88% | |
| Fire District | Fire District | Pine Island- Matlacha | 67.85% | |
| | Taxing Authority | 059 | | |
| Flood Insurance Zone | Flood Zone Assigned Number | VE-EL9 (NAVD88) 509 | 43.57% | 1 |
| | Flood Zone Assigned Number | AE-EL8 (NAVD88) 408 | 22.88% | 1 |
| | Flood Zone Assigned Number | AE-EL7 (NAVD88) 407 | 22.84% | 1 |
| | Flood Zone Assigned Number | AE-EL9 (NAVD88) 409 | 8.62% | 1 |
| | Flood Zone Assigned Number | VE-EL10 (NAVD88) 510 | 1.99% | 2 1 |
| | Flood Zone Assigned Number | 0.2 PCT ANNUAL CHANCE FLOOD HAZARD (X) 200 | 0.1% | 2 1 |
| | Flood Insurance Zone - Old | Flood Zone | V11-EL11 | 33.64% |
| Flood Zone | | A9-EL9 | 33.17% | |
| Flood Zone | | V11-EL10 | 19.21% | |
| Flood Zone | | A9-EL10 | 13.97% | |
| 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 | | |
| | Community Panel | 125124 0280 | | |
| Flood Insurance Panel - Old | Version | B | | |
| | Date | 091984 | | |
| | Community Panel | 125124 0280 | | |
| (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 | Wetlands | 71.91% | |
| | Landuse | Coastal Rural | 27.3% | |
| 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 | 71.65% | |
| | Category | 1 | 13.22% | |
| | Category | 2 | 12.89% | |
| Subdivisions | | | NOT FOUND | |
| Traffic Analysis Zone | | | 93.43% | |
| Archaeological Sensitivity | Sensitivity Level | 2 | 79.39% | |
| Sea Turtle Lighting Zone | | | NOT FOUND | |
| Watersheds | Shed ID | South Pine Island | | |
| FLUCCS1999 | | | 100.01% | |
| Vegetation Permit Required | Vegetation Permit | Pine Island | 99.22% | 3 |
| Soil | Map Symbol | 23 | 43.58% | 4 |
| | Soil Name | WULFERT MUCK | | |
| | Map Symbol | 16 | 25.15% | 4 |
| | Soil Name | PECKISH MUCKY FINE SAND | | |
| | Map Symbol | 28 | 24.58% | |
| | Soil Name | IMMOKALEE SAND | | |
| | Map Symbol | 11 | 5.1% | 2 |
| | Soil Name | MYAKKA FINE SAND | | |
| | Map Symbol | 99 | 1.58% | 2 |
| | Soil Name | WATER | | |
| 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 | 67.85% | Zoning Notes |
| | Zoning Designation | AG-2 | 32.15% | |
| | Zoning Designation | CS-1 | 0.01% | 2 |
| Development Orders | Development Order Status | 83-07-003-00D | 67.85% | |
| | Development Order Status | LDO2000-00355 | 0.01% | 2 |
| | Wet Season Water Table | | | |
| | Wet Season Water Table | | | |

| | | | |
|---|----------------|----------------------------------|-----------|
| Road Impact Fee Districts | District | 2 | |
| | Tidemark ID | 52 | |
| | Name | NORTH | |
| Water Franchise | Franchise Name | Greater Pine Island Water Assoc. | 67.85% |
| 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 | 67.83% |
| Res. Recycling Collection Day | Hauling Day | Tuesday | 67.83% |
| Res. Horticulture Collection Day | Hauling Day | Monday | 67.83% |
| 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 | 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. |
| 3 | Vegetation Removal Permit REQUIRED, Contact Environmental Sciences (239) 533-8585. |
| 4 | Contact DEP (239) 332-6975 for wetland determination |

Property Data for Parcel 04-45-22-00-00010.1030

Owner Of Record

SMEJA ROBERT B TR +
GNESDA JILL E SMEJA TR
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 | 167,900 | Assessed | 167,900 |
| Portability Applied | 0 | Assessed SOH | 167,900 |
| Taxable | 167,900 | Building | 0 |
| Building Features | 0 | Incl. in bldg value | |
| Land | 167,900 | Land Features | 0 |
| Incl. in bldg value | | | |
| SOH Difference | 0 | | |

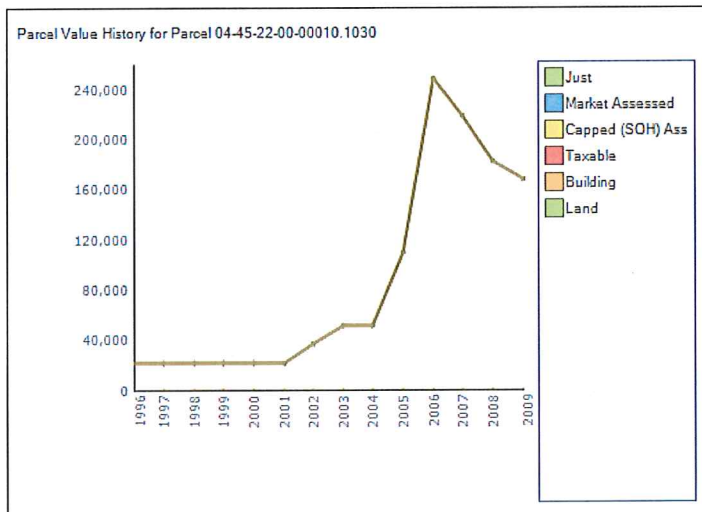
Exemptions

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

Attributes

| | | |
|---|--------------------------------------|----|
| 0 | Land Units of Measure | AC |
| 0 | Total Number of Land Units | 4 |
| 0 | 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 |
| | Historic District | No |

Property Value History



| Tax Year | Just | Market Assessed | SOH Assessed | Taxable | Building | Land | Source |
|----------|---------|-----------------|--------------|---------|----------|---------|--------|
| 1996 | 21,900 | 21,900 | 21,900 | 21,900 | 0 | 21,900 | ROLL |
| 1997 | 21,900 | 21,900 | 21,900 | 21,900 | 0 | 21,900 | ROLL |
| 1998 | 21,900 | 21,900 | 21,900 | 21,900 | 0 | 21,900 | ROLL |
| 1999 | 21,900 | 21,900 | 21,900 | 21,900 | 0 | 21,900 | ROLL |
| 2000 | 21,900 | 21,900 | 21,900 | 21,900 | 0 | 21,900 | ROLL |
| 2001 | 21,900 | 21,900 | 21,900 | 21,900 | 0 | 21,900 | ROLL |
| 2002 | 36,500 | 36,500 | 36,500 | 36,500 | 0 | 36,500 | ROLL |
| 2003 | 51,100 | 51,100 | 51,100 | 51,100 | 0 | 51,100 | ROLL |
| 2004 | 51,100 | 51,100 | 51,100 | 51,100 | 0 | 51,100 | ROLL |
| 2005 | 109,500 | 109,500 | 109,500 | 109,500 | 0 | 109,500 | ROLL |
| 2006 | 248,200 | 248,200 | 248,200 | 248,200 | 0 | 248,200 | ROLL |
| 2007 | 219,000 | 219,000 | 219,000 | 219,000 | 0 | 219,000 | ROLL |
| 2008 | 182,500 | 182,500 | 182,500 | 182,500 | 0 | 182,500 | ROLL |
| 2009 | 167,900 | 167,900 | 167,900 | 167,900 | 0 | 167,900 | 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 |
|------------|------------|-------------------------------|------|---|-----------------|
| 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 04-45-22-00-00010.1050 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)... 04-45-22-00-00010.1010 04-45-22-00-00010.1020 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 | 4 | Acres |

Spatial District Query Report

STRAP Number: 04-45-22-00-00010.1030

| 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 | 99.85% 1 |
| | Flood Zone Assigned Number | 0.2 PCT ANNUAL CHANCE FLOOD HAZARD (X) 200 | 0.15% 2 1 |
| 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 | |
| | Choice Zones | 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 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 Wet Season Water Table | 83-07-003-00D |
| 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 | 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 | 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. |
| 3 | Vegetation Removal Permit REQUIRED, Contact Environmental Sciences (239) 533-8585. |

Property Data for Parcel 04-45-22-00-00010.1040

Owner Of Record

SMEJA ROBERT B TR +
SMEJA-GNESDA JILL E TR FOR LAND
TRUST AGREEMENT 1985-1
6901 KISHWAUKEE RD
ROCKFORD IL 61109

Site Address

5100 VILLAGE OF PINE ISLAND CIR
SAINT JAMES CITY FL 33956

Legal Description

PARL IN SE 1/4
DESC IN OR 1995 PG 3343

Classification / DOR Code

VACANT RESIDENTIAL / 00

[Viewer] Tax Map [Print]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date April of 2007 ▶

Property Values (2009 Tax Roll)

| | |
|----------------------------|-----------------------|
| Just | 92,460 |
| Assessed | 92,460 |
| Portability Applied | 0 |
| Assessed SOH | 92,460 |
| Taxable | 92,460 |
| Building | 0 |
| Building Features | 0 Incl. in bldg value |
| Land | 92,460 |
| Land Features | 0 Incl. in bldg value |
| SOH Difference | 0 |

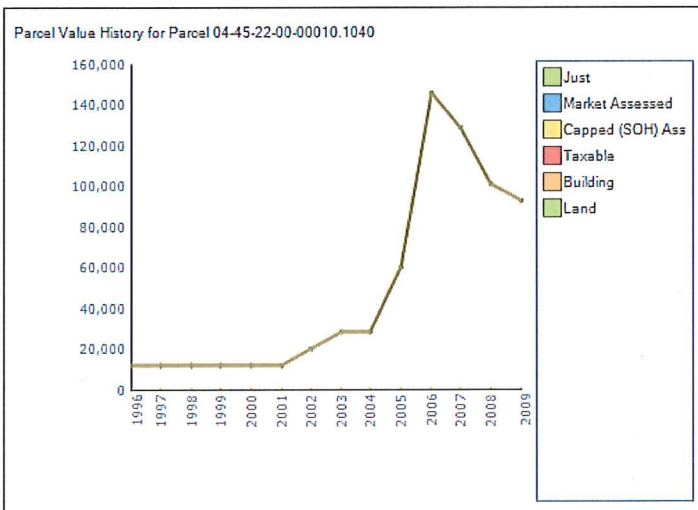
Exemptions

| | |
|-----------------------------|---|
| 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 | 2 |
| 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 | 12,060 | 12,060 | 12,060 | 12,060 | 0 | 12,060 | ROLL |
| 1997 | 12,060 | 12,060 | 12,060 | 12,060 | 0 | 12,060 | ROLL |
| 1998 | 12,060 | 12,060 | 12,060 | 12,060 | 0 | 12,060 | ROLL |
| 1999 | 12,060 | 12,060 | 12,060 | 12,060 | 0 | 12,060 | ROLL |
| 2000 | 12,060 | 12,060 | 12,060 | 12,060 | 0 | 12,060 | ROLL |
| 2001 | 12,060 | 12,060 | 12,060 | 12,060 | 0 | 12,060 | ROLL |
| 2002 | 20,100 | 20,100 | 20,100 | 20,100 | 0 | 20,100 | ROLL |
| 2003 | 28,140 | 28,140 | 28,140 | 28,140 | 0 | 28,140 | ROLL |
| 2004 | 28,140 | 28,140 | 28,140 | 28,140 | 0 | 28,140 | ROLL |
| 2005 | 60,300 | 60,300 | 60,300 | 60,300 | 0 | 60,300 | ROLL |
| 2006 | 145,220 | 145,220 | 145,220 | 145,220 | 0 | 145,220 | ROLL |
| 2007 | 128,140 | 128,140 | 128,140 | 128,140 | 0 | 128,140 | ROLL |
| 2008 | 100,500 | 100,500 | 100,500 | 100,500 | 0 | 100,500 | ROLL |
| 2009 | 92,460 | 92,460 | 92,460 | 92,460 | 0 | 92,460 | 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

| Sales / Transactions | | | | | | |
|----------------------|------------|---------------------------|------|---|-----------------|--|
| Sale Price | Date | OR Number | Type | Description | Vacant/Improved | |
| 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 | 02/01/1992 | 2278/47 | 03 | Sales disqualified as a result of examination of the deed Disqualified (Interest Sales / Court Docs / Government) | V | |
| 100.00 | 06/01/1988 | 1995/3343 | 01 | Sales disqualified as a result of examination of the deed Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq) | V | |

| Building/Construction Permit Data | | | | |
|-----------------------------------|---------------------------|------------|------------|--|
| Permit Number | Permit Type | Issued | Finaled | |
| 199608250 | Fence | 08/15/1996 | | |
| 199409877 | Commerical | 10/19/1994 | 08/27/1996 | |
| FNC199608250 | Fence | 08/15/1996 | | |
| 199608250 | COM - Fence | 08/15/1996 | | |
| COM199608249 | Building Miscellaneous | 08/15/1996 | | |
| FNC2002-01677 | Fence | 12/17/2002 | | |
| COM199409877 | Building Miscellaneous | 10/19/1994 | 08/27/1996 | |
| 199608249 | Commerical | 08/15/1996 | | |
| 199308555 | Commerical | 09/16/1993 | 08/08/1996 | |
| COM199308555 | Building New Construction | 09/16/1993 | 08/08/1996 | |
| 199608249 | Commerical | 08/15/1996 | 02/21/1997 | |
| 199608249 | COM - Remodeling | 08/15/1996 | | |
| 199608250 | COM - Fence | 08/15/1996 | | |
| 199409877 | Commerical | 09/08/1993 | | |

IMPORTANT INFORMATION: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building/Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

| 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 |
| | | | | | |

| | | | | |
|--------------------------|-----------------------------|------------------------|------------------------|-----------|
| 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 | 2 | Acres | |

Spatial District Query Report

STRAP Number: 04-45-22-00-00010.1040

| 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 | 81.65% |
| Fire District | Fire District Taxing Authority | Pine Island- Matlacha 059 | |
| Flood Insurance Zone | Flood Zone Assigned Number | AE-EL7 (NAVD88) 407 | 1 |
| 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 | 81.65% |
| | Category | 2 | 18.35% |
| 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 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 | |
| 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 | 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. |