

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

Owner Of Record

TWIGG GLENN P +  
TWIGG BETTY T/C  
4981 GALT ISLAND AVE  
SAINT JAMES CITY FL 33956

Site Address

8359 STRINGFELLOW RD  
SAINT JAMES CITY FL 33956

Legal Description

FR SW COR SEC 3 N 1353 FT  
E 61 FT TO POB NWLY 376.26  
SELY 65.64 NELY 68.61 NELY  
151.79 ELY 29.72 SLY 421.48  
WLY 320.9 TO POB

[ Viewer ] Tax Map [ Print ]



[ Pictometry Aerial Viewer ]

Image of Structure



Photo Date April of 2006

Classification / DOR Code

OFFICE, ONE STORY / 17

Property Values (2009 Tax Roll)

Just	1,006,110		
Assessed	1,006,110		
Portability Applied	0		
Assessed SOH	1,006,110		
Taxable	1,006,110		
Building	811,070		
Land	195,040		
SOH Difference	0		

Exemptions

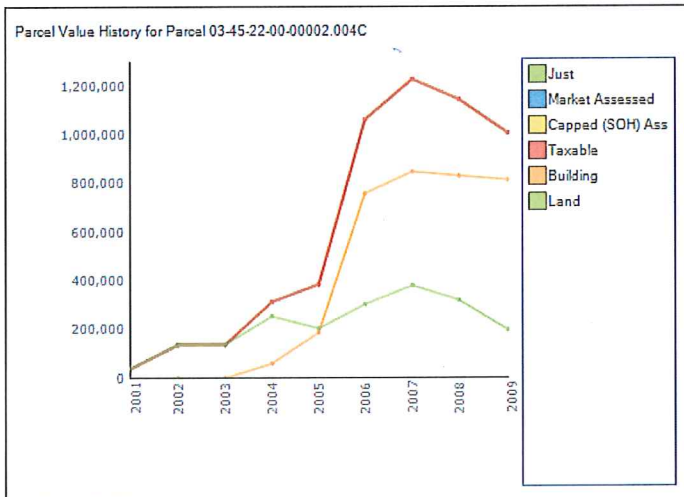
Homestead	0
Additional Homestead	0
Widow	0
Widower	0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units of Measure	SF
Total Number of Land Units	120,225
Frontage	0
Depth	0
Total Number of Buildings	2
Total Bedrooms	0
Total Bathrooms	13.0
Total Buildings Sq Ft	9,962
1st Year Building on Tax Roll	2004
Historic District	No

2.76

Property Value History



Tax Year	Just	Market Assessed	SOH Assessed	Taxable	Building	Land	Source
2001	36,070	36,070	36,070	36,070	0	36,070	ROLL
2002	132,250	132,250	132,250	132,250	0	132,250	ROLL
2003	132,250	132,250	132,250	132,250	0	132,250	ROLL
2004	312,510	312,510	312,510	312,510	60,040	252,470	ROLL
2005	384,310	384,310	384,310	384,310	185,940	198,370	ROLL
2006	1,059,050	1,059,050	1,059,050	1,059,050	758,630	300,420	ROLL
2007	1,224,390	1,224,390	1,224,390	1,224,390	845,830	378,560	ROLL
2008	1,145,300	1,145,300	1,145,300	1,145,300	828,450	316,850	ROLL
2009	1,006,110	1,006,110	1,006,110	1,006,110	811,070	195,040	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	10/13/2004	<a href="#">4470/177</a>	01	<b>Sales disqualified as a result of examination of the deed</b> Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq)	I
440,000.00	09/13/2004	<a href="#">4427/4546</a>	06	<b>Sales qualified and included for sales ratio analysis</b> Qualified (Fair Market Value / Arms Length / One STRAP #)	I
300,000.00	09/10/2003	<a href="#">4055/1778</a>	06	<b>Sales qualified and included for sales ratio analysis</b> Qualified (Fair Market Value / Arms Length / One STRAP #)	V
100.00	03/08/2001	<a href="#">3374/3157</a>	01	<b>Sales disqualified as a result of examination of the deed</b> Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq)	V
100.00	03/02/2001	<a href="#">3376/273</a>	01	<b>Sales disqualified as a result of examination of the deed</b> Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq)	V
152,200.00	01/29/2001	<a href="#">3361/2286</a>	06	<b>Sales qualified and included for sales ratio analysis</b> Qualified (Fair Market Value / Arms Length / One STRAP #)	V
139,200.00	05/19/1998	<a href="#">2962/2822</a>	02	<b>Sales qualified but excluded from sales ratio analysis</b> Qualified (Multiple STRAP # / 06-091)	V
100.00	09/01/1981	<a href="#">1550/1741</a>	04	<b>Sales disqualified as a result of examination of the deed</b> Disqualified (Multiple STRAP # - 01,03,04,07)	V
355,000.00	07/01/1981	<a href="#">1532/1630</a>	02	<b>Sales qualified but excluded from sales ratio analysis</b> Qualified (Multiple STRAP # / 06-091)	V

### Building/Construction Permit Data

Permit Number	Permit Type	Issued	Finald
COM199812525	Building Miscellaneous	12/21/1998	01/24/2005
COM2004-00550	Building Remodel / Repair	09/16/2004	01/24/2005
COM2005-00813	Building Miscellaneous	05/11/2005	12/21/2005
COM2005-02220	Building Remodel / Repair	09/01/2005	12/21/2005

**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
03-45-22-00-00002.004B	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	C - Commercial Category	C	9551	286.42

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
1700	Office Building, One Story		120,225	Square Feet
Land Features				
Description			Year Added	Units
BLACK TOP - IMPROVED			2005	23,408

Buildings						
Building 1 of 2						
Building Characteristics						
Improvement Type	Model Type	Stories	Bedrooms	Bathrooms	Year Built	Effective Year Built
49 - offices - low rise	4 - commercial	1.0	0	4.0	2004	2004
Building Subareas						
Description						Area (Sq Ft)
BAS - BASE						2,227
FOP - FINISHED OPEN PORCH						42
PTO - PATIO						118
STP - STOOP						213

Building Front Photo



Building Footprint

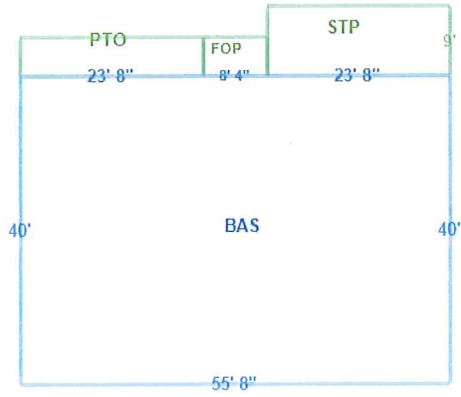


Photo taken for Tax Year : 2009

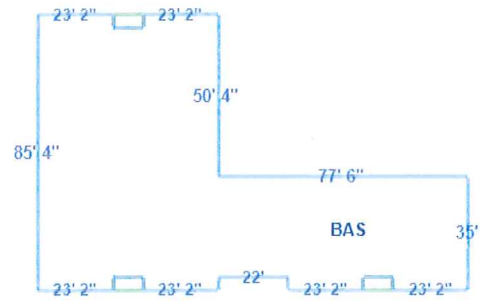
Building 2 of 2						
Building Characteristics						
Improvement Type	Model Type	Stories	Bedrooms	Bathrooms	Year Built	Effective Year Built
52 - medical office	4 - commercial	1.0	0	9.0	2005	2005
Building Subareas						
Description						Area (Sq Ft)
BAS - BASE						7,251
FOP - FINISHED OPEN PORCH						37
FOP - FINISHED OPEN PORCH						37
FOP - FINISHED OPEN PORCH						37

Building Front Photo

Building Footprint



Photo taken for Tax Year : 2009



BAS

## Spatial District Query Report

**STRAP Number: 03-45-22-00-00002.004C**

District Name	District Value	Pct of Parcel in District ( if fractional )	Notes
Airport Noise Zone		NOT FOUND	
Airspace Notification	Notification Height 50' - 75' AMSL Facility Woodstock Airstrip	74.15%	
	Notification Height 25' - 50' AMSL Facility Woodstock Airstrip	25.85%	
Census Tract	Tract ID 702	100.01%	
Coastal Building Zone		NOT FOUND	
Coastal High Hazard Area		NOT FOUND	
Fire District	Fire District Pine Island- Matlacha Taxing Authority 059		
Flood Insurance Zone	Flood Zone 0.2 PCT ANNUAL CHANCE FLOOD HAZARD (X) Assigned Number 200	67.78%	<a href="#">1</a>
	Flood Zone AE-EL7 (NAVD88) Assigned Number 407	32.22%	<a href="#">1</a>
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 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	<a href="#">2</a>
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	<a href="#">Zoning Notes</a>
Development Orders	Development Order Status	83-07-003-00D	
	Wet Season Water Table		
	Development Order Status	LDO2000-00355	99.81%
	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.