

## Property Data

STRAP: 27-43-24-00-00008.0020 Folio ID: 10141257

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## Owner Of Record - Sole Owner

[\[Change Address\]](#)

EASY PARK N STOR LLC  
PO BOX 17628  
IRVINE CA 92623

## Site Address

Site Address maintained by **E911 Program Addressing**

2750 N TAMIAMI TRL  
NORTH FORT MYERS FL 33903

## Property Description

Do not use for legal documents!



PARL IN N E 1/4 DESC IN  
OR 1160 PG 1694 + OR 1160 PG  
1393 LESS PART IN 8.004A

[\[ Tax Map Viewer \]](#) [\[ View Comparables \]](#)[\[ Pictometry Aerial Viewer \]](#)

## Current Working Values



## Tax Roll Value Letter



Just

401,057

## Attributes

Land Units Of Measure

SF

Units

267371.00

Total Number of Buildings

0

Total Bedrooms / Bathrooms

0

1st Year Building on Tax Roll

N/A

Historic Designation

No

## Image of Structure



## Property Value History

| Tax Year | Just    | Land    | Market Assessed | Capped Assessed | Exemptions | Taxable |
|----------|---------|---------|-----------------|-----------------|------------|---------|
| 1992     | 295,730 | 295,730 | 295,730         | 295,730         | 0          | 295,730 |
| 1993     | 295,730 | 295,730 | 295,730         | 295,730         | 0          | 295,730 |
| 1994     | 295,730 | 295,730 | 295,730         | 295,730         | 0          | 295,730 |
| 1995     | 276,010 | 276,010 | 276,010         | 276,010         | 0          | 276,010 |
| 1996     | 276,010 | 276,010 | 276,010         | 276,010         | 0          | 276,010 |
| 1997     | 276,010 | 276,010 | 276,010         | 276,010         | 0          | 276,010 |
| 1998     | 312,850 | 312,850 | 312,850         | 312,850         | 0          | 312,850 |
| 1999     | 312,850 | 312,850 | 312,850         | 312,850         | 0          | 312,850 |
| 2000     | 312,850 | 312,850 | 312,850         | 312,850         | 0          | 312,850 |
| 2001     | 312,850 | 312,850 | 312,850         | 312,850         | 0          | 312,850 |
| 2002     | 312,850 | 312,850 | 312,850         | 312,850         | 0          | 312,850 |
| 2003     | 312,850 | 312,850 | 312,850         | 312,850         | 0          | 312,850 |
| 2004     | 312,850 | 312,850 | 312,850         | 312,850         | 0          | 312,850 |
| 2005     | 411,640 | 411,640 | 411,640         | 411,640         | 0          | 411,640 |
| 2006     | 823,280 | 823,280 | 823,280         | 823,280         | 0          | 823,280 |
| 2007     | 823,280 | 823,280 | 823,280         | 823,280         | 0          | 823,280 |
| 2008     | 823,280 | 823,280 | 823,280         | 823,280         | 0          | 823,280 |
| 2009     | 452,810 | 452,810 | 452,810         | 452,810         | 0          | 452,810 |
| 2010     | 192,100 | 192,100 | 192,100         | 192,100         | 0          | 192,100 |
| 2011     | 164,657 | 164,657 | 164,657         | 164,657         | 0          | 164,657 |
| 2012     | 164,657 | 164,657 | 164,657         | 164,657         | 0          | 164,657 |
| 2013     | 164,657 | 164,657 | 164,657         | 164,657         | 0          | 164,657 |
| 2014     | 164,657 | 164,657 | 164,657         | 164,657         | 0          | 164,657 |
| 2015     | 164,657 | 164,657 | 164,657         | 164,657         | 0          | 164,657 |
| 2016     | 246,985 | 246,985 | 246,985         | 181,123         | 0          | 181,123 |
| 2017     | 246,985 | 246,985 | 246,985         | 199,235         | 0          | 199,235 |
| 2018     | 246,985 | 246,985 | 246,985         | 219,159         | 0          | 219,159 |
| 2019     | 411,642 | 411,642 | 411,642         | 241,075         | 0          | 241,075 |
| 2020     | 411,642 | 411,642 | 411,642         | 265,183         | 0          | 265,183 |
| 2021     | 401,057 | 401,057 | 401,057         | 291,701         | 0          | 291,701 |
| 2022     | 401,057 | 401,057 | 401,057         | 320,871         | 0          | 320,871 |

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 **Land** value is the portion of the total parcel assessment attributed to the land.

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 Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

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

### Exemptions / Classified Use (Current)

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No existing exemptions found for this property.

### Exemptions / Classified Use (2022 Tax Roll)

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No exemptions found for this tax year.

### Values (2022 Tax Roll)

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#### Property Values

#### Attributes

|                     |         |                                                                                                                     |           |
|---------------------|---------|---------------------------------------------------------------------------------------------------------------------|-----------|
| Just                | 401,057 | Land Units Of Measure          | SF        |
| Assessed            | 401,057 | Units                            | 267371.00 |
| Portability Applied | 0       | Total Number of Buildings                                                                                           | 0         |
| Cap Assessed        | 320,871 | Total Bedrooms / Bathrooms                                                                                          | 0         |
| Taxable             | 320,871 | 1st Year Building on Tax Roll  | N/A       |
| Cap Difference      | 80,186  | Historic Designation                                                                                                | No        |

### Taxing Authorities

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NORTH FT MYERS LIGHT / FIRE / 001

#### Name / Code

#### Category

#### Mailing Address

|                                              |                    |                                                                              |
|----------------------------------------------|--------------------|------------------------------------------------------------------------------|
| LEE CO GENERAL REVENUE / 044                 | County             | LEE COUNTY OFFICE OF MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398 |
| LEE CO ALL HAZARDS PROTECTION DIST / 101     | Dependent District | LEE COUNTY OFFICE OF MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398 |
| LEE CO UNINCORPORATED MSTU / 020             | Dependent District | LEE COUNTY OFFICE OF MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398 |
| LEE COUNTY LIBRARY DIST / 052                | Dependent District | LEE COUNTY OFFICE OF MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398 |
| NORTH FORT MYERS LIGHT & SIDEWALK MSTU / 064 | Dependent District | LEE COUNTY MSTU / MSBU<br>PO BOX 398<br>FORT MYERS FL 33902-0398             |

|                                             |                      |                                                                                           |
|---------------------------------------------|----------------------|-------------------------------------------------------------------------------------------|
| LEE CO HYACINTH CONTROL DIST / 051          | Independent District | LEE CO HYACINTH CONTROL DIST<br>15191 HOMESTEAD RD<br>LEHIGH ACRES FL 33971               |
| LEE CO MOSQUITO CONTROL DIST / 053          | Independent District | LEE CO MOSQUITO CONTROL DIST<br>15191 HOMESTEAD RD<br>LEHIGH ACRES FL 33971               |
| NORTH FORT MYERS FIRE DISTRICT / 063        | Independent District | NORTH FORT MYERS FIRE DISTRICT<br>PO BOX 3507<br>NORTH FORT MYERS FL 33918-3507           |
| WEST COAST INLAND NAVIGATION DIST / 098     | Independent District | WEST COAST INLAND NAVIGATION DIST<br>200 MIAMI AVE E<br>VENICE FL 34285-2408              |
| PUBLIC SCHOOL - BY LOCAL BOARD / 012        | Public Schools       | LEE COUNTY SCHOOL BOARD<br>BUDGET DEPARTMENT<br>2855 COLONIAL BLVD<br>FORT MYERS FL 33966 |
| PUBLIC SCHOOL - BY STATE LAW / 013          | Public Schools       | LEE COUNTY SCHOOL BOARD<br>BUDGET DEPARTMENT<br>2855 COLONIAL BLVD<br>FORT MYERS FL 33966 |
| SFWMD-DISTRICT-WIDE / 110                   | Water District       | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |
| SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084 | Water District       | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |
| SFWMD-OKEECHOBEE BASIN / 308                | Water District       | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |

### **Sales / Transactions**

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| Sale Price | Date       | OR Number                     | Type               | Notes | Vacant/Improved |
|------------|------------|-------------------------------|--------------------|-------|-----------------|
| 0.00       | 05/20/2022 | <a href="#">2022000181377</a> | <a href="#">11</a> |       | V               |
| 775,000.00 | 05/20/2022 | <a href="#">2022000175507</a> | <a href="#">01</a> |       | V               |
| 520,000.00 | 12/15/2004 | <a href="#">4532/4875</a>     | <a href="#">06</a> |       | V               |
| 100.00     | 10/01/1996 | <a href="#">2775/3123</a>     | <a href="#">01</a> |       | V               |
| 306,300.00 | 07/01/1992 | <a href="#">2319/1907</a>     | <a href="#">02</a> |       | V               |
| 116,700.00 | 11/01/1991 | <a href="#">2262/2882</a>     | <a href="#">01</a> |       | V               |

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using **1160** and **1694** for the book and page numbers and **Official Records** for the book type.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

### **Building/Construction Permit Data**

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| Permit Number         | Permit Type | Date       |
|-----------------------|-------------|------------|
| <a href="#">69174</a> | Commercial  | 03/20/1980 |

#### **IMPORTANT: 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.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

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

### Parcel Numbering History ⓘ

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| Prior STRAP            | Prior Folio ID           | Renumber Reason                              | Renumber Date |
|------------------------|--------------------------|----------------------------------------------|---------------|
| 27-43-24-00-00008.0040 | <a href="#">10141259</a> | Combined (With another parcel-Delete Occurs) | 09/15/1998    |

### Location Information

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| Township                         | Range    | Section   | Block | Lot |
|----------------------------------|----------|-----------|-------|-----|
| 43                               | 24E      | 27        |       |     |
| Municipality                     | Latitude | Longitude |       |     |
| Lee County Unincorporated<br>- 0 | 26.70592 | -81.89516 |       |     |

[Links](#)

[View Parcel on Google Maps](#)

[View Parcel on GeoView](#)

### Solid Waste (Garbage) Roll Data

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

### Flood and Storm Information

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| Community | Panel | Version | Date     | Evacuation Zone |
|-----------|-------|---------|----------|-----------------|
| 125124    | 0259  | F       | 1/3/2011 | D               |

### Address History

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| Street Number | Street Name   | Unit | City             | Zip   | Maintenance Date       |
|---------------|---------------|------|------------------|-------|------------------------|
| 2750          | N TAMIAMI TRL |      | N FT MYERS       | 33903 | 7/3/2003 4:30:17 PM    |
| 2750          | N TAMIAMI TRL |      | North Fort Myers | 33903 | 12/31/1996 11:11:19 AM |

### Appraisal Details (2022 Tax Roll)

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Land

[Land Tracts](#)

| Use Code | Use Code Description | Number of Units | Unit of Measure |
|----------|----------------------|-----------------|-----------------|
| 1000     | Commercial, Vacant   | 267371.00       | Square Feet     |

### Appraisal Details (Current Working Values)

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Land

[Land Tracts](#)

| Use Code | Use Code Description | Number of Units | Unit of Measure |
|----------|----------------------|-----------------|-----------------|
| 1000     | Commercial, Vacant   | 267371.00       | Square Feet     |

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