



**State of Florida
Lee County Property Appraiser**

TITLE DEED TRANSFER CODE LIST

CODE	DESCRIPTION FOR CODES WITH SALE DATES ENDING 12/31/2008
01	DISQUALIFIED (DOC STAMP .70 / SP LESS TH \$100 / OTHER DISQ)
02	QUALIFIED (MULTIPLE STRAP # / 06-09I)
03	DISQUALIFIED (INTEREST SALES / COURT DOCS / GOVERNMENT)
04	DISQUALIFIED (MULTIPLE STRAP # - 01, 03, 04, 07)
05	QUALIFIED (AGRICULTURE CLASSIFIED - SINGLE OR MULTI PARCELS)
06	QUALIFIED (FAIR MARKET VALUE / ARMS LENGTH / ONE STRAP #)
07	NO LONGER USED (WAS DISQUALIFIED - MAIL ORDER SALES)
08	DISQUALIFIED (DOC STAMPS GREATER THAN .70/SP GR. THAN \$100)
09	QUALIFIED (INCLUDES BUILDING VALUE)
11	QUALIFIED (VACANT LAND WITH EXTRA FEATURES)
12	PARCEL SPLIT/COMBINE (PER DEED/REQUEST)
13	QUALIFIED (LAND ONLY/BLDG(S) TO BE DEMO)
77	CONDO DECLARATION/AMENDMENT
88	PLAT BOOK - SUBDIVISION
98	DISQUALIFIED (HURRICANE)
99	DISQUALIFIED (UNRECORDED DOCS / DEATH CERTIFICATES ETC.)

TITLE DEED TRANSFER CODE LIST

CODE	DESCRIPTION FOR CODES WITH SALE DATES BEGINNING 01/01/2009
01	SALE QUALIFIED AS A RESULT OF EXAMINATION OF THE DEED
02	SALE QUALIFIED AS A RESULT OF CREDIBLE, VERIFIABLE, AND DOCUMENTED EVIDENCE
03	SALE QUALIFIED AT TIME OF SALE, BUT THE PHYSICAL PROPERTY CHARACTERISTICS CHANGED SIGNIFICANTLY AFTER THE SALE OR SALE INCLUDED PROPERTY CHARACTERISTICS NOT PRESENT AT TIME OF SALE (EXAMPLES: PARCEL SPLIT, PARCEL COMBINATION, NEW CONSTRUCTION, DELETION, DISASTER, IMPROVEMENTS NOT SUBSTANTIALLY COMPLETE, SALE PRICE INCLUDES IMPROVEMENTS NOT YET BUILT)
04	SALE QUALIFIED AT TIME OF SALE, BUT LEGAL CHARACTERISTICS HAVE SIGNIFICANTLY CHANGED AFTER THE SALE
05	SALE QUALIFIED AT TIME OF SALE, BUT TRANSACTION INVOLVED MULTIPLE PARCELS WITH MULTIPLE TAX IDENTIFICATION NUMBERS
11	CORRECTIVE DEED, QUIT CLAIM DEED, OR TAX DEED; DEED BEARING FLORIDA DOCUMENTARY STAMP AT THE MINIMUM RATE PRESCRIBED UNDER CHAPTER 201 F.S.; TRANSFER OF OWNERSHIP WHERE NO DOC STAMPS WERE PAID; TRANSFER OF OWNERSHIP BY DOCUMENT OTHER THAN A DEED (EXAMPLES: FINAL JUDGMENT, COURT ORDER (EXAMPLES: FINAL JUDGMENT, COURT ORDER, CHAIN OF TITLE INSTRUMENTS, DOCUMENT RELATED TO ADVERSE POSSESSION)
12	DEEDS TO OR FROM FINANCIAL INSTITUTIONS; DEED STATING 'IN LIEU OF FORECLOSURE' (INCLUDING PRIVATE LENDERS)
13	DEEDS CONVEYING CEMETERY LOTS OR PARCELS
14	DEEDS CONTAINING A RESERVATION OF OCCUPANCY FOR MORE THAN 90 DAYS (LIFE ESTATE INTEREST)
15	DEEDS WHERE THE CONSIDERATION IS INDETERMINABLE
16	DEEDS CONVEYING PARTIAL INTEREST
17	DEEDS TO OR EXECUTED BY A RELIGIOUS, CHARITABLE OR BENEVOLENT ORGANIZATION OR ENTITY
18	DEEDS TO OR EXECUTED BY A FEDERAL, STATE, OR LOCAL GOVERNMENT AGENCY (INCLUDING TRUSTEES (OR BOARD) OF THE INTERNAL IMPROVEMENT TRUST FUND, COURTS, COUNTIES, MUNICIPALITIES, SHERIFFS, OR EDUCATIONAL ORGANIZATIONS)
19	DEEDS TO OR EXECUTED BY BANKRUPTCY TRUSTEES, ADMINISTRATORS, EXECUTORS, GUARDIANS, PERSONAL REPRESENTATIVES, OR RECEIVERS
20	DEEDS TO OR EXECUTED BY UTILITY COMPANIES
30	TRANSACTION INVOLVING AFFILIATED PARTIES (EXAMPLES: FAMILY, CORPORATE, BUSINESS, LANDLORD-TENANT)
31	DEEDS INVOLVING A TRADE OR EXCHANGE OF LAND
32	ABNORMAL PERIOD OF TIME BETWEEN CONTRACT DATE AND SALE DATE (EXAMPLES: PRE-CONSTRUCTION SALES, PRE-DEVELOPMENT SALES)
33	TRANSACTION THAT INCLUDED INCOMPLETE OR UNBUILT COMMON PROPERTY
34	DEED OR SATISFACTION RECORDING PAYMENT IN FULL OF A PRIOR PROPERTY CONTRACT
35	DEEDS INCLUDING NON-TYPICAL AMOUNTS OF PERSONAL PROPERTY
36	TRANSACTION INVOLVING ATYPICAL COSTS OF SALE
37	SALE NOT EXPOSED TO THE OPEN-MARKET; SALE INVOLVING ATYPICAL PARTICIPANT MOTIVATION
38	FORCED SALE OR SALE UNDER DURESS; SALE TO PREVENT FORECLOSURE (OCCURS PRIOR TO DATE SHOWN IN JUDGMENT ORDER FOR PUBLIC SALE)
39	SALE PRICE VERIFIED TO BE DIFFERENT THAN SALE PRICE INDICATED BY DOC STAMPS
40	TRANSACTION INVOLVING NON-MARKET FINANCING OR ASSUMPTION OF NON-MARKET LEASE
41	OTHER; REQUIRES DOCUMENTATION AND PRIOR APPROVAL OF THE DEPARTMENT OF REVENUE (CODE 41 PROTOCOL AVAILABLE AT HTTP://DOR.MYFLORIDA.COM/DOR/PROPERTY/RP/DATAFORMATS09/CODE41PROTOCOL.HTML)

TITLE DEED TRANSFER CODE LIST

CODE	DESCRIPTION FOR CODES WITH SALE DATES BEGINNING 01/01/2009
42	MORTGAGE FRAUD PER NOTIFICATION OF PROBABLE CAUSE BY A LAW ENFORCEMENT AGENCY
77	CONDO DECLARATION/AMENDMENT
88	PLAT BOOK - SUBDIVISION
98	UNABLE TO PROCESS SALE DUE TO DEED ERRORS (EXAMPLES: INCOMPLETE OR INCORRECT LEGAL DESCRIPTION, INCORRECT GRANTOR)
99	SALE OCCURED WITHIN 90 DAYS AND QUALIFICATION DECISION HAS NOT YET BEEN MADE; THIS CODE IS INVALID FOR SALES OCCURRING MORE THAN 90 DAYS EARLIER.