STATE OF FLORIDA
LEE COUNTY PROPERTY APPRAISER
MATTHEW H. CALDWELL

Mailing Address:
P.O. Box 1546
Fort Myers, Florida 33902-1546

Physical Address:
2480 Thompson Street
Fort Myers, Florida 33901-3074

Telephone: (239) 533-6100

Website: www.leepa.org

November 19, 2026

10555884

KLINGLER KATHLEEN C +
2466 ANGUILLA DR
CAPE CORAL, FL 33991

Re: 2025 Tax Roll Value

2466 ANGUILLA DR CAPE CORAL 33991
20-44-23-C3-00800.0470

In the chart below you will find the tax roll values from the 2025 ad valorem tax roll. These values represent the Lee County Property Appraiser's determination of Just Value for ad valorem tax purposes for the 2025 tax roll.

	JUST VALUE
Total Value	$309,920
Land Value	$72,110
Land Extra Features Value	$0
Building Value	$236,598
Building Extra Features Value	$1,212

Please note that these are allocated values, developed as of January 1 of the tax roll year, and they may not reflect the current value of your property. If you believe that our conclusions and methods are not useful for your purposes, I encourage you to consult an independent professional.

Please be advised that we are providing this information as a proactive courtesy and this letter serves as an official copy of our records for the parcel listed above as of the effective date of this letter.

Sincerely,

Hon. Matthew H. Caldwell

LEE COUNTY PROPERTY APPRAISER
GENERATED ON 11/19/2026 9:32 AM

2025 Tax Roll
Historical

SITE ADDRESS
2466 ANGUILLA DR

OWNER'S NAME
KLINGLER KATHLEEN C +

OWNER'S ADDRESS
2466 ANGUILLA DR
CAPE CORAL FL 33991

PROPERTY DESCRIPTION
SANDOVAL ANGUILLA
AS DESC IN INST #2010000285755
BLOCK 8031A LOT 47

DOR CODE	01 - SINGLE FAMILY RESIDENTIAL
NBHD CODE	33-230.3 SANDOVAL

BUILDING CHARACTERISTICS

ELEMENT	CODE	TYPE / DESCRIPTION / VALUE
STORIES		1.0
BEDROOMS		3
BATHROOMS		2.0
EXTERIOR WALL	17	CB STUCCO
EXTERIOR WALL	0	NONE
ROOF STRUCTURE	8	IRREGULAR
ROOF COVER	12	MODULAR METAL\SHINGLE
INTERIOR WALL	5	DRYWALL
INTERIOR WALL	0	NONE
INTERIOR FLOOR	14	CARPET
INTERIOR FLOOR	11	CERAMIC CLAY TILE
HEATING FUEL	4	ELECTRIC
HEATING TYPE	4	FORCED AIR-DUCTED
AC TYPE	3	CENTRAL
QUALITY	4.0000	ABOVE AVERAGE
CEILING HEIGHT	CLGHT	CEILING HEIGHT 8-10'

BUILDING SUBAREA DETAIL

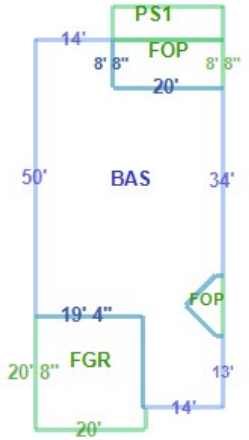
AREA TYPE	YEAR BUILT	GROSS AREA	PCT BASE	ADJ AREA	CAP	COST
1 STORY SCREEN ENCL	2011	120	13	16		2,141
BASE	2011	1,726	100	1,726		230,976
FINISHED GARAGE	2011	402	40	161		21,545
FINISHED OPEN PORCH	2011	218	20	44		5,888
TOTALS		**2,466**		**1,947**		**260,551**

FOLIO ID: **10555884** STRAP: **20-44-23-C3-00800.0470**
CARD **1** of **1**

STRUCT INDEX	BASE RATE	EFF BASE RATE	EFF AREA	RCN	REMAINING WORTH	COST VALUE
1.11	**137.00**	**152.07**	**1,947**	**296,080**	**88%**	**260,551**

IMP TYPE **102 - Ranch** MODEL **1 - SINGLE FAMILY RESIDENTIAL**

FLOOR 1



EXTRA FEATURES

LINE	CODE	DESCRIPTION	LENGTH	WIDTH	UNITS	UNIT PRICE	PCT COND	L/B	YEAR	AMN DEPR	DEPR ADJ	CAP FLAG	COST
1	IRRGTN	IRRIGATION SYSTEM LAWN	0.00	0.00	1.00	0.00	1.00	L	2011	5.00	0.60	-	0
2	PATIO B	PATIO - BRICK AND TILE	0.00	0.00	120.00	12.78	1.00	B	2011	1.00	0.87	-	1,334

TOTAL OF EXTRA FEATURE VALUES **1,334**

LAND

LINE	CODE	DESCRIPTION	ZONING	FRONT	DEPTH	DF	CF	TYPE	UNIT PRICE	UNITS	UT	TOTAL ADJ	CAP	EVAL NOTES
1	130	SFR LAKE	CC	0	0	1.00	1.00	3	105,280.24	1.00	LT	1.00	-	AVM

TOTAL OF LAND LINE VALUES **72,110**

BOOK/PAGE OR INSTRUMENT	DATE	TYPE INST	OVR CODE	V I	SALE PRICE
2019000051973	2/28/2019	01	01	I	248,000
2011000136241	6/10/2011	01	01	I	179,900
3385/2577	3/19/2001	05	05	V	645,300
2754/2123	10/1/1996	04	04	V	166,300

VALUE SUMMARY	2025	2024
BUILDING COST VALUE	260,551	241,721
BUILDING EXTRA FEATURES	1,334	1,336
LAND EXTRA FEATURES	*	*
LAND VALUE	72,110	105,280
COST APPROACH VALUE	333,995	348,337
INCOME APPROACH VALUE	*	*
SALES APPROACH VALUE	309,920	344,770
MARKET VALUE	309,920	344,770

LEE COUNTY PROPERTY APPRAISER
GENERATED ON 11/19/2026 9:32 AM

2025 Tax Roll
Historical

FOLIO ID: **10555884** STRAP: **20-44-23-C3-00800.0470**
CARD **1** of **1** (Continued)

SITE ADDRESS
2466 ANGUILLA DR

OWNER'S NAME
KLINGLER KATHLEEN C +

OWNER'S ADDRESS
2466 ANGUILLA DR
CAPE CORAL FL 33991

PROPERTY DESCRIPTION
SANDOVAL ANGUILLA
AS DESC IN INST #2010000285755
BLOCK 8031A LOT 47

DOR CODE 01 - SINGLE FAMILY RESIDENTIAL
NBHD CODE 33-230.3 SANDOVAL

BUILDING CHARACTERISTICS

ELEMENT	CODE	TYPE / DESCRIPTION / VALUE
CONDITION	COND	CONDITION AVERAGE
ELEVATION	ELEV	ELEVATION < 1'
FOUNDATION	FNDTN	FOUNDATION SLAB ON GRADE
FLOOR PLAN	FLRPLN	FLOOR PLAN SPLIT
DRIVEWAY	DRIVE	DRIVEWAY BRICK/TILE/BOM
LANDSCAPING	LANDSC	LANDSCAPING TYPICAL OF NBHD
TOPOGRAPHY	TOPOG	TOPOGRAPHY STREET GRADE
EXTRA SINK	XSI	1.00
VAULTED CEILINGS	VLTCLNG	5.00
HURRICANE SHUTTERS	HSHUTT	HURR GLASS & SHUTTERS
LIVING UNITS	LVGU	1.00
UNITS IN BUILDING	UNITS	1.00

BUILDING SUBAREA DETAIL

AREA TYPE	YEAR BUILT	GROSS AREA	PCT BASE	ADJ AREA	CAP	COST

STRUCT INDEX	BASE RATE	EFF BASE RATE	EFF AREA	RCN	REMAINING WORTH	COST VALUE

EXTRA FEATURES

LINE	CODE	DESCRIPTION	LENGTH	WIDTH	UNITS	UNIT PRICE	PCT COND	L/B	YEAR	AMN DEPR	DEPR ADJ	CAP FLAG	COST

LAND

LINE	CODE	DESCRIPTION	ZONING	FRONT	DEPTH	DF	CF	TYPE	UNIT PRICE	UNITS	UT	TOTAL ADJ	CAP	EVAL NOTES

BOOK/PAGE OR INSTRUMENT	DATE	TYPE INST	OVR CODE	V I	SALE PRICE

VALUE SUMMARY	2025	2024

Property Record Card/Quick Reference Guide

LEE COUNTY PROPERTY APPRAISER
GENERATED ON 6/20/2022 12:00 PM

2022 TAX ROLL

1 SITE ADDRESS
1234 Happy Trail
Sunnyside, FL 32123

2 OWNER'S NAME
John Doe

3 OWNER'S ADDRESS
1234 Happy Trail
Sunnyside, FL 32123

4 PROPERTY DESCRIPTION
PAR IN NW 1/4 SEC 2 TWP 43 R 24
AS DESC IN INST 1234567890123

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DOR CODE 01 - SINGLE FAMILY RESIDENTIAL
NBHD CODE 33-152.0
CAPE CORAL UNIT 35

8 BUILDING CHARACTERISTICS

ELEMENT	CODE	TYPE / DESCRIPTION / VALUE
STORIES		1.0
BEDROOMS		3
BATHROOMS		2.0
EXTERIOR WALL	17	CB STUCCO
EXTERIOR WALL	0	NONE
ROOF STRUCTURE	8	IRREGULAR
ROOF COVER	3	ASPHALT OR COMPOSITION
INTERIOR WALL	5	DRYWALL
INTERIOR WALL	0	NONE
INTERIOR FLOOR	11	CERAMIC CLAY TILE
INTERIOR FLOOR	14	CARPET
HEATING FUEL	4	ELECTRIC
HEATING TYPE	4	FORCED AIR-DUCTED
AC TYPE	3	CENTRAL
QUALITY	3.0000	AVERAGE
CEILING HEIGHT	CLGHT	CEILING HEIGHT 8-10'

9 BUILDING SUBAREA DETAIL

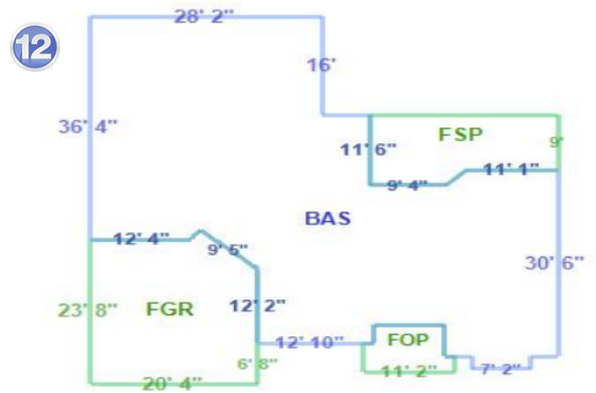
AREA TYPE	YEAR BUILT	GROSS AREA	PCT BASE	ADJ AREA	CAP	COST
BASE	2006	2,024	100	2,024		223,765
FINISHED GARAGE	2006	471	40	188		20,785
FINISHED OPEN PORCH	2006	75	20	15		1,658
FINISHED SCREEN PORCH	2006	233	30	70		7,739
TOTALS				2,803	2,297	253,947

10 FOLIO ID: 12345678 STRAP: 00-00-00-00-00000.0000
CARD 1 of 1

STRUCT INDEX	BASE RATE	EFF BASE RATE	EFF AREA	RCN	REMAING WORTH	COST VALUE
0.93	132.09	122.84	2,297	282,163	90 %	253,947

11 IMP TYPE 102 - Ranch MODEL 1 - SINGLE FAMILY RESIDENTIAL

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EXTRA FEATURES

LINE	CODE	DESCRIPTION	LENGTH	WIDTH	UNITS	UNIT PRICE	PCT COND	L/B	YEAR	AMN DEPR	DEPR ADJ	CAP FLAG	COST
1	IRRGTN	IRRIGATION SYSTEM LAWN	0	0	1.00	0.00	1.00	L	2006	5.00	0.60	-	0
2	SHED FR	SHED - FRAME W/FLOOR	11.00	8.00	88.00	29.56	1.00	B	2012	2.00	0.92	-	2,393

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TOTAL OF EXTRA FEATURE VALUES 2,393

LAND

LINE	CODE	DESCRIPTION	ZONING	FRONT	DEPTH	DF	CF	TYPE	UNIT PRICE	UNITS	UT	TOTAL ADJ	CAP	EVAL NOTES
1	100	SFR	R1-D	80	125	1.00	1.00	0	7,000.00	1.00	UT	1.00	-	CO

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TOTAL OF LAND LINE VALUES 7,000

BOOK/PAGE OR INSTRUMENT	DATE	TYPE INST	OVR CODE	V I	SALE PRICE
2016000021582	1/28/2016	01	01	I	192,000
2008000064277	3/10/2008	06	06	I	148,500
2006000194823	5/5/2006	06	06	I	296,900
4566/1085	1/13/2005	06	08	V	46,000
4275/2764	3/15/2004	06	08	V	23,900
4047/2568	9/3/2003	08	08	V	8,300

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VALUE SUMMARY	2022	2021
BUILDING COST VALUE	253,947	185,616
BUILDING EXTRA FEATURES	2,393	2,445
LAND EXTRA FEATURES	*	*
LAND VALUE	7,000	7,000
COST APPROACH VALUE	263,340	195,061
INCOME APPROACH VALUE	*	*
SALES APPROACH VALUE	165,553	148,829
MARKET VALUE	165,553	148,829

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1. Site Address—physical location of the property
2. Owner's Name—listed owner of the property for tax purposes
3. Owner's Address—mailing address of owner
4. Property Description—internal abbreviated description of the property
5. DOR Code*—Department of Revenue assigned property classification code
6. Extra Features*—fences, swimming pools, sheds, etc. assigned to either land or building for value
7. Land*—includes description, zoning, lot type, unit price and total value
8. Building Characteristics*—attributes and component parts of the structure
9. Building Subarea Detail*—detailed information of the floor plan(s) in #12
10. Folio ID—8 digit internal account number; STRAP—17 digit parcel identification number
11. Improvement Type*—architectural style
12. Floor Plan Sketch—sketch and layout of the building area
13. Book/Page/Instrument—recorded/unrecorded sales, transfers and other documents
14. Value Summary—current year and previous year values

*A **Code Breakdown** is available on our website, **www.leepa.org**. To view a complete list, click on **Property and Appraisal Codes** located under the **Database Search** option at the top of the home page.