



STATE OF FLORIDA
LEE COUNTY PROPERTY APPRAISER
 MATTHEW H. CALDWELL

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 Fort Myers, Florida 33901-3074
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September 16, 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,

 A handwritten signature in black ink, appearing to read "M. Caldwell".

Hon. Matthew H. Caldwell

LEE COUNTY PROPERTY APPRAISER GENERATED ON 9/16/2026 4:58 AM		2025 Tax Roll Historical		BUILDING CHARACTERISTICS			BUILDING SUBAREA DETAIL						FOLIO ID: 10555884 STRAP: 20-44-23-C3-00800.0470													
				ELEMENT	CODE	TYPE / DESCRIPTION / VALUE			AREA TYPE	YEAR	GROSS PCT	ADJ	CARD 1 of 1 (Continued)													
										BUILT AREA	BASE	AREA	CAP	COST												
SITE ADDRESS 2466 ANGUILLA DR OWNER'S NAME KLINGLER KATHLEEN C + OWNER'S ADDRESS 2466 ANGUILLA DR CAPE CORAL FL 33991				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		VLTCNG	5.00																			
				HURRICANE SHUTTERS		HSHTT	HURR GLASS & SHUTTERS																			
PROPERTY DESCRIPTION SANDOVAL ANGUILLA AS DESC IN INST #2010000285755 BLOCK 8031A LOT 47				LIVING UNITS		LVGU	1.00																			
				UNITS IN BUILDING		UNITS	1.00																			
DOR CODE 01 - SINGLE FAMILY RESIDENTIAL																										
NBHD CODE 33-230.3 SANDOVAL																										
E X T R A F E A T U R E S	LINE	CODE	DESCRIPTION	LENGTH	WIDTH	UNITS	UNIT PRICE	PCT COND	L/B	YEAR	AMN DEPR	DEPR ADJ	CAP FLAG	COST												
L A N D	LINE	CODE	DESCRIPTION	ZONING	FRONT	DEPTH	DF	CF	TYPE	UNIT PRICE	UNITS	UT	TOTAL ADJ	CAP	EVAL NOTES											
																BOOK/PAGE OR INSTRUMENT		DATE	TYPE	OVR	V	SALE	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

5

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

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FOLIO ID:12345678

STRAP: 00-00-00-00-00000.0000

CARD 1 of 1

11

IMP TYPE 102 - Ranch

MODEL 1 - SINGLE FAMILY RESIDENTIAL

12

FLOOR 1

13

BOOK/PAGE OR INSTRUMENT

DATE

TYPE

OVR

V

SALE PRICE

VALUE SUMMARY

2022

2021

14

2016000021582

1/28/2016

01

I

192,000

BUILDING COST VALUE

253,947

185,616

15

2008000064277

3/10/2008

06

06

I

148,500

BUILDING EXTRA FEATURES

2,393

2,445

16

2006000194823

5/5/2006

06

06

I

296,900

LAND EXTRA FEATURES

=

=

17

4566/1085

1/13/2005

06

08

V

46,000

LAND VALUE

7,000

7,000

18

4275/2764

3/15/2004

06

08

V

23,900

COST APPROACH VALUE

263,340

195,061

19

4047/2568

9/3/2003

08

08

V

8,300

INCOME APPROACH VALUE

=

=

20

SALES APPROACH VALUE

165,553

148,829

21

MARKET VALUE

165,553

148,829

6

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
TOTAL OF EXTRA FEATURE VALUES													2,393

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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
TOTAL OF LAND LINE VALUES														7,000

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.