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 06, 2026

10584323

DADKHAH MARC
9074 BEXLEY DR
FORT MYERS, FL 33967

Re: 2025 Tax Roll Value

9074 BEXLEY DR FORT MYERS 33967
10-46-25-L1-1200A.0080

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	$495,738
Land Value	$100,938
Land Extra Features Value	$0
Building Value	$393,913
Building Extra Features Value	$887

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 11/6/2026 10:15 PM

2025 Tax Roll
Historical

SITE ADDRESS
9074 BEXLEY DR

OWNER'S NAME
DADKHAH MARC

OWNER'S ADDRESS
9074 BEXLEY DR
FORT MYERS FL 33967

PROPERTY DESCRIPTION
WESTBROOK PHASE 2
BLK A LOT 8
AS DESC IN INST# 2018-66313

DOR CODE	01 - SINGLE FAMILY RESIDENTIAL
NBHD CODE	85-124.0 WESTBROOK

BUILDING CHARACTERISTICS

ELEMENT	CODE	TYPE / DESCRIPTION / VALUE
STORIES		2.0
BEDROOMS		3
BATHROOMS		2.5
EXTERIOR WALL	17	CB STUCCO
EXTERIOR WALL	16	WOOD FR STUCCO
ROOF STRUCTURE	8	IRREGULAR
ROOF COVER	7	CONCRETE TILE
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	4.0000	ABOVE AVERAGE
CEILING HEIGHT	CLGHT	CEILING HEIGHT 8-10'

BUILDING SUBAREA DETAIL

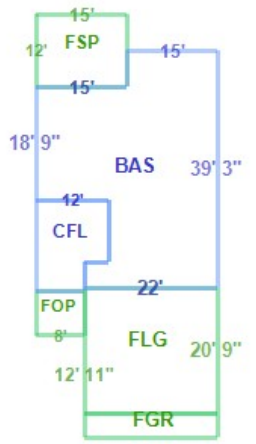
AREA TYPE	YEAR BUILT	GROSS AREA	PCT BASE	ADJ AREA	CAP	COST
BASE	2020	931	100	931		95,686
CATHEDRAL FLOOR AREA	2020	160	130	208		21,378
FINISHED GARAGE	2020	88	40	35		3,597
FINISHED LOWER GARAGE	2020	457	30	137		14,081
FINISHED OPEN PORCH	2020	59	20	12		1,233
FINISHED SCREEN PORCH	2020	180	30	54		5,550
FINISHED UPPER STORY	2020	1,388	100	1,388		142,655
TOTALS		**3,263**		**2,765**		**284,180**

FOLIO ID: **10584323** STRAP: **10-46-25-L1-1200A.0080**
CARD **1** of **1**

STRUCT INDEX	BASE RATE	EFF BASE RATE	EFF AREA	RCN	REMAINING WORTH	COST VALUE
1.01	**106.00**	**107.06**	**2,765**	**296,021**	**96%**	**284,180**

IMP TYPE **100 - Colonial** 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	PEST	PEST TUBES IN WALL	0.00	0.00	1.00	800.00	1.00	B	2020	5.00	0.80	-	640
2	IRRGTN	IRRIGATION SYSTEM LAWN	0.00	0.00	1.00	0.00	1.00	L	2020	5.00	0.80	-	0

TOTAL OF EXTRA FEATURE VALUES **640**

LAND

LINE	CODE	DESCRIPTION	ZONING	FRONT	DEPTH	DF	CF	TYPE	UNIT PRICE	UNITS	UT	TOTAL ADJ	CAP	EVAL NOTES
1	100	SFR	RPD	0	0	1.00	1.00	0	284,621.14	1.00	LT	1.00	-	AVM

TOTAL OF LAND LINE VALUES **100,938**

BOOK/PAGE OR INSTRUMENT	DATE	TYPE INST	OVR CODE	V I	SALE PRICE
2020000147792	6/25/2020	01	01	I	335,630

VALUE SUMMARY	2025	2024
BUILDING COST VALUE	284,180	283,841
BUILDING EXTRA FEATURES	640	680
LAND EXTRA FEATURES	*	*
LAND VALUE	100,938	284,621
COST APPROACH VALUE	385,758	569,142
INCOME APPROACH VALUE	*	*
SALES APPROACH VALUE	495,738	489,887
MARKET VALUE	495,738	489,887

LEE COUNTY PROPERTY APPRAISER
GENERATED ON 11/6/2026 10:15 PM

2025 Tax Roll
Historical

FOLIO ID: **10584323** STRAP: **10-46-25-L1-1200A.0080**
CARD **1** of **1** (Continued)

SITE ADDRESS
9074 BEXLEY DR

OWNER'S NAME
DADKHAH MARC

OWNER'S ADDRESS
9074 BEXLEY DR
FORT MYERS FL 33967

PROPERTY DESCRIPTION
WESTBROOK PHASE 2
BLK A LOT 8
AS DESC IN INST# 2018-66313

DOR CODE 01 - SINGLE FAMILY RESIDENTIAL
NBHD CODE 85-124.0 WESTBROOK

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 TRADITIONAL
DRIVEWAY	DRIVE	DRIVEWAY BRICK/TILE/BOM
LANDSCAPING	LANDSC	LANDSCAPING TYPICAL OF NBHD
TOPOGRAPHY	TOPOG	TOPOGRAPHY STREET GRADE
EXTRA SINK	XSI	1.00
EXTRA SINK (WET BAR)	XWB	1.00
TRAY CEILINGS	TRAYS	1.00
HURRICANE SHUTTERS	HSHUTT	SHUTTERS PANEL & MANUAL
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

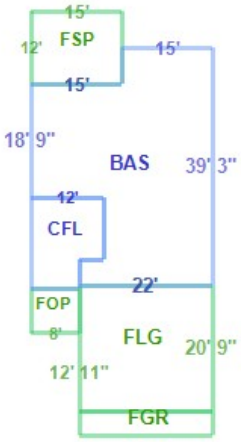
LINE	CODE	DESCRIPTION	ZONING	FRONT	DEPTH	DF	CF	TYPE	UNIT PRICE	UNITS	UT	TOTAL ADJ	CAP	EVAL NOTES

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

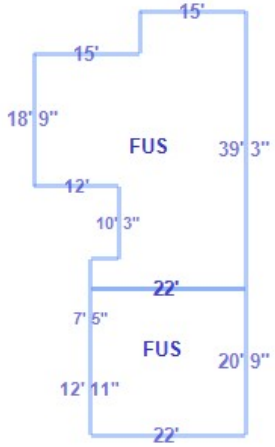
VALUE SUMMARY	2025	2024

ADDITIONAL FLOORS CARD **1** of **1** FOLIO:**10584323** PARCEL NO: **10-46-25-L1-1200A.0080**

FLOOR 1



FLOOR 2



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

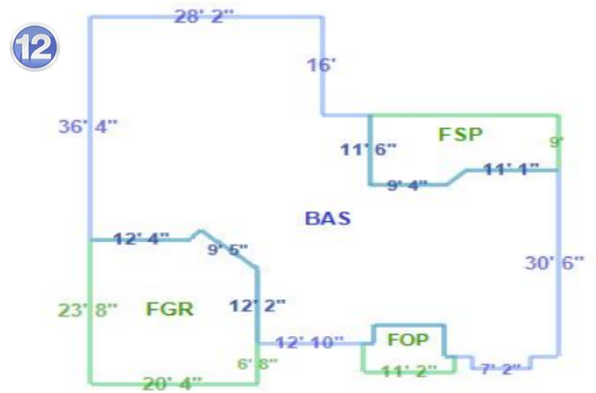
AREA TYPE	YEAR BUILT	GROSS AREA	PCT BASE	ADJ AREA	CAP	COST
BASE	2006	2,024	100	2,024		223,765
FINISHED GARAGE	2006	471	40	188		20,785
FINISHED OPEN PORCH	2006	75	20	15		1,658
FINISHED SCREEN PORCH	2006	233	30	70		7,739
TOTALS				2,803	2,297	253,947

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

12



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

6

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

7

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

13

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

14

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.