



STATE OF FLORIDA  
**LEE COUNTY PROPERTY APPRAISER**  
 MATTHEW H. CALDWELL



**Mailing Address:**  
 P.O. Box 1546  
 Fort Myers, Florida 33902-1546  
**Telephone:** (239) 533-6100

**Physical Address:**  
 2480 Thompson Street  
 Fort Myers, Florida 33901-3074  
**Website:** [www.leepa.org](http://www.leepa.org)

July 07, 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.

	<b>JUST VALUE</b>
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,

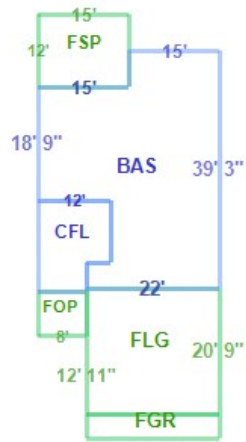


Hon. Matthew H. Caldwell

LEE COUNTY PROPERTY APPRAISER GENERATED ON 7/7/2026 2:57 PM		2025 Tax Roll		BUILDING CHARACTERISTICS			BUILDING SUBAREA DETAIL					FOLIO ID: 10584323 STRAP: 10-46-25-L1-1200A.0080																																										
				ELEMENT	CODE	TYPE / DESCRIPTION / VALUE	AREA TYPE	YEAR BUILT	GROSS AREA	PCT BASE	ADJ AREA	CAP	COST	CARD 1 of 1																																								
<b>SITE ADDRESS</b> 9074 BEXLEY DR <b>OWNER'S NAME</b> DADKHAH MARC <b>OWNER'S ADDRESS</b> 9074 BEXLEY DR FORT MYERS FL 33967				STORIES	2.0		BASE	2020	931	100	931		95,686	STRUCT INDEX	BASE RATE	EFF BASE RATE	EFF AREA	RCN	REMAINING WORTH	COST VALUE																																		
<b>PROPERTY DESCRIPTION</b> WESTBROOK PHASE 2 BLK A LOT 8 AS DESC IN INST# 2018-66313				BEDROOMS	3		CATHEDRAL FLOOR AREA	2020	160	130	208		21,378	1.01	106.00	107.06	2,765	296,021	96%	284,180																																		
<b>DOR CODE</b> 01 - SINGLE FAMILY RESIDENTIAL <b>NBHD CODE</b> WESTBROOK				BATHROOMS	2.5		FINISHED GARAGE	2020	88	40	35		3,597	<b>IMP TYPE</b> 100 - Colonial <b>MODEL</b> 1 - SINGLE FAMILY RESIDENTIAL																																								
				EXTERIOR WALL	17	CB STUCCO	FINISHED LOWER GARAGE	2020	457	30	137		14,081	<b>FLOOR 1</b>																																								
				EXTERIOR WALL	16	WOOD FR STUCCO	FINISHED OPEN PORCH	2020	59	20	12		1,233																																									
				ROOF STRUCTURE	8	IRREGULAR	FINISHED SCREEN PORCH	2020	180	30	54		5,550																																									
				ROOF COVER	7	CONCRETE TILE	FINISHED UPPER STORY	2020	1,388	100	1,388		142,655																																									
				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'																																																
							TOTALS		3,263		2,765		284,180																																									
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 OVR V		SALE INST CODE I		PRICE		<b>VALUE SUMMARY</b>																															
													2020000147792		6/25/2020		01 01		I 335,630				<table border="1"> <thead> <tr> <th></th> <th>2025</th> <th>2024</th> </tr> </thead> <tbody> <tr> <td>BUILDING COST VALUE</td> <td>284,180</td> <td>283,841</td> </tr> <tr> <td>BUILDING EXTRA FEATURES</td> <td>640</td> <td>680</td> </tr> <tr> <td>LAND EXTRA FEATURES</td> <td>*</td> <td>*</td> </tr> <tr> <td>LAND VALUE</td> <td>100,938</td> <td>284,621</td> </tr> <tr> <td>COST APPROACH VALUE</td> <td>385,758</td> <td>569,142</td> </tr> <tr> <td>INCOME APPROACH VALUE</td> <td>*</td> <td>*</td> </tr> <tr> <td>SALES APPROACH VALUE</td> <td>495,738</td> <td>489,887</td> </tr> <tr> <td>MARKET VALUE</td> <td>495,738</td> <td>489,887</td> </tr> </tbody> </table>						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
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		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	SHUTT	SHUTTERS PANEL & MANUAL																																															
		LIVING UNITS	LVGU	1.00																																															
		UNITS IN BUILDING	UNITS	1.00																																															
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FLOOR 1



FLOOR 2

