



State of Florida
Lee County Property Appraiser

2026 REAL PROPERTY FINAL TAX ROLL TOTALS

TAXING AUTHORITY • SAN CARLOS PARK UNIT MSTU

DOR	DESCRIPTION	PARCELS	LAND VALUE	BUILDING VALUE	JUST VALUE	ASSESSED VALUE	TAXABLE VALUE
00	VACANT RESIDENTIAL	280	20,814,198	81,148	20,895,346	20,895,346	13,843,003
00	VACANT RESIDENTIAL - HOMESTEAD	1	68,366	0	68,366	68,366	0
01	SINGLE FAMILY RESIDENTIAL	2,077	156,899,331	424,621,897	581,521,228	581,521,228	554,844,920
01	SINGLE FAMILY RESIDENTIAL - HOMESTEAD	3,875	307,922,521	863,251,394	1,171,173,915	1,171,173,915	515,566,163
04	CONDOMINIUM	140	3,873	18,568,234	18,572,107	18,572,107	17,027,168
04	CONDOMINIUM - HOMESTEAD	41	0	5,509,489	5,509,489	5,509,489	2,180,930
06	RETIREMENT HOMES	1	8,910,174	11,642,220	20,552,394	20,552,394	17,592,757
08	MULTI-FAMILY LESS THAN 10	473	38,594,152	122,819,519	161,413,671	161,413,671	136,661,665
08	MULTI-FAMILY LESS THAN 10 - HOMESTEAD	94	8,058,440	24,567,861	32,626,301	32,626,301	16,388,835
09	RESIDENTIAL COMMON ELEMENTS/AREAS	32	0	0	0	0	0
10	VACANT COMMERCIAL	38	14,833,297	6,611	14,839,908	14,839,908	9,090,372
11	STORES, ONE STORY	36	2,883,156	8,912,880	11,796,036	11,796,036	8,531,588
12	MIXED USE - STORE/OFFICE OR STORE/RES	1	437,399	238,898	676,297	676,297	633,061
14	SUPERMARKETS	5	4,797,959	6,647,883	11,445,842	11,445,842	8,157,287
16	COMMUNITY SHOPPING CENTER	5	18,316,732	10,525,380	28,842,112	28,842,112	21,731,695
17	OFFICE, ONE STORY	8	1,582,347	3,533,621	5,115,968	5,115,968	3,434,136
19	PROFESSIONAL BUILDING	5	1,608,338	1,481,288	3,089,626	3,089,626	2,884,393
21	RESTAURANTS, CAFETERIAS	1	987,439	411,691	1,399,130	1,399,130	1,208,645
22	DRIVE-IN RESTAURANTS	2	1,737,836	4,086,047	5,823,883	5,823,883	3,631,510
23	FINANCIAL INSTITUTIONS	3	2,311,615	440,524	2,752,139	2,752,139	2,752,139
26	SERVICE STATIONS	1	253,124	821,363	1,074,487	1,074,487	616,562
27	AUTO SALES, REPAIR, ETC	6	1,467,398	2,437,431	3,904,829	3,904,829	1,884,779
28	PARKING LOTS, MH PARKS, ETC	1	6,781,969	1,956,615	8,738,584	8,738,584	7,808,567
38	GOLF COURSE, DRIVING RANGE	1	1,860,213	402,148	2,262,361	2,262,361	1,801,142
39	HOTELS, MOTELS	1	853,166	1,182,629	2,035,795	2,035,795	2,035,795
41	LIGHT MANUFACTURING	1	184,254	135,882	320,136	320,136	262,081

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48	WAREHOUSING, DISTRIBUTION TERMINALS	35	2,859,281	14,327,120	17,186,401	17,186,401	14,999,982
49	OPEN STORAGE	4	839,032	33,427	872,459	872,459	571,675
60	GRAZING LAND CLASS I	7	15,626	0	1,803,662	15,626	15,626
62	GRAZING LAND CLASS III	2	917	0	192,500	917	917
63	GRAZING LAND CLASS IV	1	2,258	0	551,788	2,258	2,258
70	VACANT INSTITUTIONAL	1	149,298	0	149,298	149,298	0
71	CHURCHES, TEMPLES	11	2,226,935	3,046,997	5,273,932	5,273,932	355,030
75	ORPHANAGES, NON-PROFIT SERVICE	1	99,510	504,721	604,231	604,231	0
80	VACANT GOVERNMENTAL	4	561,473	0	561,473	561,473	0
83	PUBLIC COUNTY SCHOOLS	1	1,678,207	21,056,100	22,734,307	22,734,307	0
86	COUNTIES - OTHER	2	765,455	1,457,595	2,223,050	2,223,050	0
88	FEDERAL - OTHER	1	78,877	231,184	310,061	310,061	0
89	MUNICIPAL - OTHER	1	190,974	1,303,699	1,494,673	1,494,673	0
91	UTILITY	2	269,659	73,188	342,847	342,847	309,359
94	RIGHT-OF-WAY	5	1,210	0	1,210	1,210	998
97	OUTDOOR RECREATIONAL	1	172,892	6,096	178,988	178,988	99,894
98	CENTRALLY ASSESSED	1	0	0	0	0	0
. .	HEADER & NOTE RECORDS	139	0	0	0	0	0
TOTALS		7,348	\$612,078,901	\$1,556,322,780	\$2,170,930,830	\$2,168,401,681	\$1,366,924,932