



**State of Florida
Lee County Property Appraiser**

2026 REAL PROPERTY FINAL TAX ROLL TOTALS

TAXING AUTHORITY • SAN CARLOS ISLAND LIGHTING UNIT MSTU

DOR	DESCRIPTION	PARCELS	LAND VALUE	BUILDING VALUE	JUST VALUE	ASSESSED VALUE	TAXABLE VALUE
00	VACANT RESIDENTIAL	196	71,398,767	60,512	71,459,279	71,459,279	52,924,348
00	VACANT RESIDENTIAL - HOMESTEAD	11	5,259,852	16,996	5,276,848	5,276,848	1,964,160
01	SINGLE FAMILY RESIDENTIAL	95	65,243,569	46,230,412	111,473,981	111,473,981	101,297,902
01	SINGLE FAMILY RESIDENTIAL - HOMESTEAD	133	101,681,289	78,770,789	180,452,078	180,452,078	110,390,715
02	MOBILE HOME	83	10,320,327	8,018,615	18,338,942	18,338,942	17,605,891
02	MOBILE HOME - HOMESTEAD	50	6,554,771	6,187,485	12,742,256	12,742,256	7,136,883
03	MULTI-FAMILY 10 OR MORE	1	827,949	1,470,456	2,298,405	2,298,405	308,365
04	CONDOMINIUM	250	30,873	68,983,679	69,014,552	69,014,552	68,375,783
04	CONDOMINIUM - HOMESTEAD	107	68,869	34,787,715	34,856,584	34,856,584	22,549,862
05	COOPERATIVES	185	17,699,073	4,763,248	22,462,321	22,462,321	21,420,088
05	COOPERATIVES - HOMESTEAD	25	2,569,735	1,754,750	4,324,485	4,324,485	1,948,763
07	MISCELLANEOUS RESIDENTIAL	2	47,419	18,399	65,818	65,818	65,818
08	MULTI-FAMILY LESS THAN 10	31	13,024,918	7,837,237	20,862,155	20,862,155	18,644,243
08	MULTI-FAMILY LESS THAN 10 - HOMESTEAD	11	4,343,908	2,768,399	7,112,307	7,112,307	3,244,522
09	RESIDENTIAL COMMON ELEMENTS/AREAS	39	0	0	0	0	0
10	VACANT COMMERCIAL	22	21,657,942	7,591	21,665,533	21,665,533	16,290,798
11	STORES, ONE STORY	3	1,379,745	328,030	1,707,775	1,707,775	1,579,374
12	MIXED USE - STORE/OFFICE OR STORE/RES	5	2,825,957	1,349,470	4,175,427	4,175,427	2,671,149
14	SUPERMARKETS	1	1,018,724	279,252	1,297,976	1,297,976	933,104
16	COMMUNITY SHOPPING CENTER	3	2,980,424	1,607,633	4,588,057	4,588,057	2,958,071
17	OFFICE, ONE STORY	1	387,240	10	387,250	387,250	387,250
20	AIRPORTS, TERMINALS, PIERS, MARINAS	15	20,346,075	8,394,864	28,740,939	28,740,939	22,535,956
21	RESTAURANTS, CAFETERIAS	3	4,017,008	799,915	4,816,923	4,816,923	4,252,289
26	SERVICE STATIONS	1	302,805	142,848	445,653	445,653	445,653
27	AUTO SALES, REPAIR, ETC	1	679,129	40,116	719,245	719,245	719,245
28	PARKING LOTS, MH PARKS, ETC	7	28,142,032	1,230,684	29,372,716	29,372,716	16,078,502

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33	NIGHT CLUBS, LOUNGES, BARS	1	623,934	783,952	1,407,886	1,407,886	1,407,886
39	HOTELS, MOTELS	1	1,311,411	1,360,253	2,671,664	2,671,664	2,671,664
40	VACANT INDUSTRIAL	12	10,900,264	20,693	10,920,957	10,920,957	7,689,403
41	LIGHT MANUFACTURING	2	2,500,513	114,051	2,614,564	2,614,564	2,430,494
44	PACKING PLANTS	2	3,872,848	336,678	4,209,526	4,209,526	4,209,526
48	WAREHOUSING, DISTRIBUTION TERMINALS	5	9,906,387	1,810,079	11,716,466	11,716,466	10,180,119
49	OPEN STORAGE	1	2,405,083	256,027	2,661,110	2,661,110	1,230,416
70	VACANT INSTITUTIONAL	1	717,800	0	717,800	717,800	0
77	CLUBS, LODGES, UNION HALLS	2	3,125,613	986,695	4,112,308	4,112,308	0
80	VACANT GOVERNMENTAL	9	5,665,045	10	5,665,055	5,665,055	0
86	COUNTIES - OTHER	2	3,027,619	1,187,441	4,215,060	4,215,060	0
88	FEDERAL - OTHER	1	4,161,023	8,498,869	12,659,892	12,659,892	0
89	MUNICIPAL - OTHER	1	636,940	54,151	691,091	691,091	0
94	RIGHT-OF-WAY	9	61,173	0	63,288	61,173	60,707
95	RIVERS, LAKES, SUBMERGED LAND	13	2,044	0	2,044	2,044	2,044
96	SEWAGE DISPOSAL, WASTE LANDS	15	333,975	0	333,975	333,975	333,281
99	ACREAGE NOT AG CLASSIFIED	6	144,780	0	144,780	144,780	58,395
. .	HEADER & NOTE RECORDS	71	0	0	0	0	0
TOTALS		1,435	\$432,204,852	\$291,258,004	\$723,464,971	\$723,462,856	\$527,002,669