



**State of Florida
Lee County Property Appraiser**

2026 REAL PROPERTY FINAL TAX ROLL TOTALS

TAXING AUTHORITY • IONA MCGREGOR FIRE DISTRICT

DOR	DESCRIPTION	PARCELS	LAND VALUE	BUILDING VALUE	JUST VALUE	ASSESSED VALUE	TAXABLE VALUE
00	VACANT RESIDENTIAL	1,773	219,768,680	3,219,177	222,987,916	222,987,857	205,037,225
00	VACANT RESIDENTIAL - HOMESTEAD	40	6,361,560	17,332	6,378,892	6,378,892	3,078,628
01	SINGLE FAMILY RESIDENTIAL	4,738	732,349,740	1,420,566,050	2,152,917,683	2,152,915,790	2,093,590,402
01	SINGLE FAMILY RESIDENTIAL - HOMESTEAD	10,368	1,866,970,565	3,424,663,219	5,291,638,257	5,291,633,784	3,235,012,344
02	MOBILE HOME	1,113	56,280,453	74,212,247	130,492,700	130,492,700	120,460,796
02	MOBILE HOME - HOMESTEAD	464	22,586,360	41,116,360	63,702,720	63,702,720	22,823,223
03	MULTI-FAMILY 10 OR MORE	18	74,917,349	434,916,582	509,833,931	509,833,931	457,163,326
04	CONDOMINIUM	10,603	252,478	2,212,465,170	2,212,717,648	2,212,717,648	2,199,288,633
04	CONDOMINIUM - HOMESTEAD	6,632	215,659	1,558,659,284	1,558,874,943	1,558,874,943	891,191,358
05	COOPERATIVES	211	9,581,579	5,825,804	15,407,383	15,407,383	14,075,632
05	COOPERATIVES - HOMESTEAD	40	1,744,500	3,067,893	4,812,393	4,812,393	1,848,142
06	RETIREMENT HOMES	9	15,352,136	51,125,791	66,477,927	66,477,927	55,463,807
07	MISCELLANEOUS RESIDENTIAL	695	1,196,493	79,053,422	80,249,915	80,249,915	72,888,261
08	MULTI-FAMILY LESS THAN 10	229	22,067,690	72,530,003	94,597,693	94,597,693	78,106,620
08	MULTI-FAMILY LESS THAN 10 - HOMESTEAD	64	13,145,524	24,070,989	37,216,513	37,216,513	25,056,837
09	RESIDENTIAL COMMON ELEMENTS/AREAS	965	0	0	0	0	0
10	VACANT COMMERCIAL	142	104,214,565	808,742	105,023,307	105,023,307	88,089,346
10	VACANT COMMERCIAL - HOMESTEAD	1	140,076	0	140,076	140,076	15,422
11	STORES, ONE STORY	68	35,667,033	49,138,984	84,806,017	84,806,017	74,904,961
12	MIXED USE - STORE/OFFICE OR STORE/RES	6	3,161,049	3,991,704	7,152,753	7,152,753	7,129,072
13	DEPARTMENT STORE	1	6,654,796	6,682,448	13,337,244	13,337,244	11,779,940
14	SUPERMARKETS	20	19,326,644	34,125,486	53,452,130	53,452,130	37,741,902
16	COMMUNITY SHOPPING CENTER	43	111,635,254	123,610,337	235,245,591	235,245,591	203,954,061
17	OFFICE, ONE STORY	130	28,274,306	66,787,334	95,061,640	95,061,640	81,458,669
18	OFFICE, MULTI-STORY	20	11,986,614	48,765,505	60,752,119	60,752,119	56,314,050
19	PROFESSIONAL BUILDING	73	42,986,371	136,881,134	179,867,640	179,867,505	165,814,277

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DOR	DESCRIPTION	PARCELS	LAND VALUE	BUILDING VALUE	JUST VALUE	ASSESSED VALUE	TAXABLE VALUE
20	AIRPORTS, TERMINALS, PIERS, MARINAS	3	17,520,863	6,605,894	24,126,757	24,126,757	24,126,757
21	RESTAURANTS, CAFETERIAS	23	17,384,836	14,670,399	32,055,235	32,055,235	28,786,872
22	DRIVE-IN RESTAURANTS	9	5,152,659	9,155,352	14,308,011	14,308,011	11,769,152
23	FINANCIAL INSTITUTIONS	24	18,041,750	25,221,305	43,263,055	43,263,055	35,092,133
25	REPAIR SERVICE SHOPS	1	750,932	676,494	1,427,426	1,427,426	1,427,426
26	SERVICE STATIONS	7	3,900,996	7,586,531	11,487,527	11,487,527	11,143,525
27	AUTO SALES, REPAIR, ETC	19	7,607,656	11,551,774	19,159,430	19,159,430	16,462,550
28	PARKING LOTS, MH PARKS, ETC	10	87,429,227	24,975,657	112,404,884	112,404,884	103,257,105
32	ENCLOSED THEATER/AUDITORIUM	2	676,591	556,620	1,233,211	1,233,211	1,187,895
33	NIGHT CLUBS, LOUNGES, BARS	1	1,051,653	598,978	1,650,631	1,650,631	1,398,706
35	TOURIST ATTRACTIONS	2	5,999,145	99,537	6,098,682	6,098,682	4,794,226
38	GOLF COURSE, DRIVING RANGE	6	9,136,384	8,989,762	18,126,146	18,126,146	16,903,427
39	HOTELS, MOTELS	9	18,049,341	68,880,903	86,930,244	86,930,244	86,930,244
40	VACANT INDUSTRIAL	18	6,382,470	91,805	6,474,275	6,474,275	3,628,306
41	LIGHT MANUFACTURING	3	2,537,211	3,114,541	5,651,752	5,651,752	5,241,264
48	WAREHOUSING, DISTRIBUTION TERMINALS	221	54,979,868	146,422,669	201,402,537	201,402,537	172,027,833
51	CROPLAND CLASS I	1	6,751,018	108,231	18,300,181	6,859,249	2,372,493
60	GRAZING LAND CLASS I	4	134,871	101,431	7,767,702	236,302	232,973
60	GRAZING LAND CLASS I - HOMESTEAD	1	53,440	346,219	604,719	399,659	209,972
62	GRAZING LAND CLASS III	6	2,660	5,943	923,966	8,603	8,603
67	POULTRY, BEES, TROPICAL FISH, RABBITS	2	1,419	0	1,069,390	1,419	1,419
67	POULTRY, BEES, TROPICAL FISH, RABBITS - HOMESTEAD	2	183,881	766,874	1,238,425	950,755	756,666
68	DAIRIES, FEED LOTS	1	72,410	568,231	1,192,161	640,641	510,081
68	DAIRIES, FEED LOTS - HOMESTEAD	1	61,908	722,298	988,950	784,206	345,890
69	ORNAMENTALS, MISCELLANEOUS AG	21	562,722	595,491	5,126,943	1,158,213	1,030,275
69	ORNAMENTALS, MISCELLANEOUS AG - HOMESTEAD	1	108,672	682,072	1,159,912	790,744	367,127
70	VACANT INSTITUTIONAL	30	6,731,150	0	6,731,150	6,731,150	85,779
71	CHURCHES, TEMPLES	41	45,104,699	41,554,819	86,659,518	86,659,518	0
72	PRIVATE SCHOOLS & COLLEGES	2	5,194,040	31,132,829	36,326,869	36,326,869	0
73	PRIVATELY OWNED HOSPITALS	3	21,561,697	420,224,488	441,786,185	441,786,185	0
74	HOMES FOR THE AGED - HOMESTEAD	2	70,522,402	530,774,553	611,212,105	601,296,955	287,140,841
75	ORPHANAGES, NON-PROFIT SERVICE	23	17,401,995	44,623,821	62,025,816	62,025,816	4,755,552
77	CLUBS, LODGES, UNION HALLS	4	1,560,229	1,205,289	2,765,518	2,765,518	131,893
80	VACANT GOVERNMENTAL	134	8,514,072	322,834	8,836,906	8,836,906	0

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DOR	DESCRIPTION	PARCELS	LAND VALUE	BUILDING VALUE	JUST VALUE	ASSESSED VALUE	TAXABLE VALUE
82	FOREST, PARKS, RECREATIONAL	4	80,607	0	80,607	80,607	0
83	PUBLIC COUNTY SCHOOLS	3	16,910,530	154,663,713	171,574,243	171,574,243	0
84	COLLEGES	1	23,251,237	165,875,995	189,127,232	189,127,232	0
86	COUNTIES - OTHER	15	43,969,141	40,462,150	84,431,291	84,431,291	0
87	STATE - OTHER	1	39,144	0	39,144	39,144	0
88	FEDERAL - OTHER	2	33,958	157,278	191,236	191,236	0
89	MUNICIPAL - OTHER	8	3,716,354	6,698,647	10,415,001	10,415,001	0
91	UTILITY	10	8,328,404	2,269,372	10,597,776	10,597,776	7,254,915
93	SUBSURFACE RIGHTS	2	200	0	200	200	200
94	RIGHT-OF-WAY	25	42,543	0	44,577	42,543	40,923
95	RIVERS, LAKES, SUBMERGED LAND	11	14,212	0	14,212	14,212	13,283
96	SEWAGE DISPOSAL, WASTE LANDS	44	1,625,272	107,989	1,873,193	1,733,261	648,684
97	OUTDOOR RECREATIONAL	5	6,470	0	6,470	6,470	5,754
99	ACREAGE NOT AG CLASSIFIED	9	10,480,025	0	10,504,541	10,480,025	5,392,625
..	HEADER & NOTE RECORDS	739	0	0	0	0	0
TOTALS		39,982	\$3,956,460,438	\$11,649,469,785	\$15,642,560,973	\$15,605,930,223	\$11,037,770,303