



State of Florida
Lee County Property Appraiser

2026 REAL PROPERTY FINAL TAX ROLL TOTALS

TAXING AUTHORITY • CITY OF FORT MYERS DOWNTOWN RIVER COMMUNITY REDEV AGENCY

DOR	DESCRIPTION	PARCELS	LAND VALUE	BUILDING VALUE	JUST VALUE	ASSESSED VALUE	TAXABLE VALUE
00	VACANT RESIDENTIAL	42	6,006,757	9,922	6,016,679	6,016,679	5,632,380
01	SINGLE FAMILY RESIDENTIAL	71	4,564,832	11,726,700	16,291,532	16,291,532	13,774,773
01	SINGLE FAMILY RESIDENTIAL - HOMESTEAD	48	3,760,341	9,322,922	13,083,263	13,083,263	5,225,694
03	MULTI-FAMILY 10 OR MORE	11	29,191,081	205,027,170	234,218,251	234,218,251	216,367,473
04	CONDOMINIUM	564	12,120	148,690,374	148,702,494	148,702,494	147,429,982
04	CONDOMINIUM - HOMESTEAD	581	0	174,913,768	174,913,768	174,913,768	124,340,768
06	RETIREMENT HOMES	1	11,768,708	34,237,050	46,005,758	46,005,758	26,792,302
08	MULTI-FAMILY LESS THAN 10	42	3,465,289	11,012,307	14,477,596	14,477,596	11,879,328
08	MULTI-FAMILY LESS THAN 10 - HOMESTEAD	21	1,415,168	4,753,246	6,168,414	6,168,414	3,049,285
09	RESIDENTIAL COMMON ELEMENTS/AREAS	23	0	0	0	0	0
10	VACANT COMMERCIAL	92	34,193,982	7,608	34,201,590	34,201,590	27,728,973
11	STORES, ONE STORY	46	3,328,063	14,319,904	17,647,967	17,647,967	13,583,497
12	MIXED USE - STORE/OFFICE OR STORE/RES	18	6,040,038	18,798,109	24,838,147	24,838,147	21,101,732
12	MIXED USE - STORE/OFFICE OR STORE/RES - HOMESTEAD	1	49,005	333,724	382,729	382,729	189,425
14	SUPERMARKETS	2	808,151	1,408,263	2,216,414	2,216,414	1,007,083
16	COMMUNITY SHOPPING CENTER	4	2,879,009	9,872,415	12,751,424	12,751,424	12,603,649
17	OFFICE, ONE STORY	67	12,217,829	31,030,111	43,247,940	43,247,940	35,745,291
18	OFFICE, MULTI-STORY	49	21,617,716	53,475,032	75,092,748	75,092,748	67,924,185
18	OFFICE, MULTI-STORY - HOMESTEAD	1	1,123,907	1,225,457	2,349,364	2,349,364	1,370,600
19	PROFESSIONAL BUILDING	2	300,307	848,800	1,149,107	1,149,107	1,149,107
21	RESTAURANTS, CAFETERIAS	25	5,002,046	13,238,242	18,240,288	18,240,288	15,259,623
23	FINANCIAL INSTITUTIONS	1	3,398,720	2,776,617	6,175,337	6,175,337	3,104,670
25	REPAIR SERVICE SHOPS	1	157,037	318,813	475,850	475,850	254,249
27	AUTO SALES, REPAIR, ETC	8	2,725,436	5,424,387	8,149,823	8,149,823	4,290,776
28	PARKING LOTS, MH PARKS, ETC	21	10,790,143	6,408	10,796,551	10,796,551	6,578,530
33	NIGHT CLUBS, LOUNGES, BARS	5	1,430,810	2,261,130	3,691,940	3,691,940	3,331,111

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35	TOURIST ATTRACTIONS	1	624,912	1,028,850	1,653,762	1,653,762	1,653,762
39	HOTELS, MOTELS	5	2,844,800	19,249,153	22,093,953	22,093,953	13,652,250
40	VACANT INDUSTRIAL	1	75,731	0	75,731	75,731	46,455
48	WAREHOUSING, DISTRIBUTION TERMINALS	22	7,424,192	17,340,284	24,764,476	24,764,476	13,795,913
70	VACANT INSTITUTIONAL	11	6,315,817	2,084	6,317,901	6,317,901	0
71	CHURCHES, TEMPLES	12	11,239,451	25,705,572	36,945,023	36,945,023	0
72	PRIVATE SCHOOLS & COLLEGES	1	98,916	184,645	283,561	283,561	0
74	HOMES FOR THE AGED	1	4,713,562	14,725,402	19,438,964	19,438,964	0
75	ORPHANAGES, NON-PROFIT SERVICE	4	4,132,841	9,919,885	14,052,726	14,052,726	0
77	CLUBS, LODGES, UNION HALLS	1	474,225	650,118	1,124,343	1,124,343	0
79	CULTURAL ORG, FACILITIES	11	136,956	1,025,082	1,162,038	1,162,038	0
80	VACANT GOVERNMENTAL	31	18,110,303	24,761	18,135,064	18,135,064	0
83	PUBLIC COUNTY SCHOOLS	2	1,131,726	3,223,081	4,354,807	4,354,807	0
86	COUNTIES - OTHER	13	25,870,971	246,416,987	272,287,958	272,287,958	0
87	STATE - OTHER	1	572,049	33,963,544	34,535,593	34,535,593	0
88	FEDERAL - OTHER	2	2,789,243	30,561,399	33,350,642	33,350,642	0
89	MUNICIPAL - OTHER	23	39,096,385	86,119,850	125,216,235	125,216,235	0
90	LEASEHOLD INTERESTS	8	8,861,536	53,066,990	61,928,526	61,928,526	32,175,628
91	UTILITY	3	5,239,991	11,091,126	16,331,117	16,331,117	9,741,756
94	RIGHT-OF-WAY	3	2,000	0	2,000	2,000	2,000
95	RIVERS, LAKES, SUBMERGED LAND	1	0	0	0	0	0
. .	HEADER & NOTE RECORDS	64	0	0	0	0	0
	TOTALS	1,968	\$306,002,102	\$1,309,337,292	\$1,615,339,394	\$1,615,339,394	\$840,782,250