

Table 1
Comparison of Taxes Levied
County and Municipal Governments
Fiscal Years 2024-25 and 2025-26

County: LEE

Taxing Authority	2024-25		2025-26						
	Millage Rate	Taxes Levied	Rolled-Back Rate		As Adopted				
			RBR Rate	Taxes Levied	Millage Rate	Taxes Levied	% Chng. from 2024-25	% Diff. from RBR	
LEE COUNTY BCC									
Lee County BCC	3.7623	\$ 519,679,960	3.6162	\$ 540,818,411	3.7623	\$ 562,668,300	8.3%	4.0%	
Lee County All Hazards Unincorporated	0.0693	\$ 6,173,134	0.0673	\$ 6,475,665	0.0693	\$ 6,668,106	8.0%	3.0%	
Lee County Library Fund	0.4361	\$ 56,071,775	0.4218	\$ 58,433,395	0.4218	\$ 58,433,395	4.2%	0.0%	
Alabama Groves Light	0.5300	\$ 20,437	0.5101	\$ 20,381	0.6500	\$ 25,971	27.1%	27.4%	
Bayshore Ests Light	1.6200	\$ 12,432	1.5583	\$ 12,734	1.7200	\$ 14,055	13.1%	10.4%	
Billy Creek Comm Ctr Lt	0.1700	\$ 37,869	0.1605	\$ 35,237	0.1893	\$ 41,560	9.7%	17.9%	
Birkdale St Light	0.3100	\$ 12,772	0.3003	\$ 12,780	0.3100	\$ 13,192	3.3%	3.2%	
Burnt Store Fire	3.1700	\$ 2,044,199	3.1413	\$ 2,041,869	3.1700	\$ 2,060,524	0.8%	0.9%	
Charleston Park Light	1.5000	\$ 9,301	1.3180	\$ 9,039	1.5000	\$ 10,287	10.6%	13.8%	
Cypress Lake Light	0.4100	\$ 30,761	0.3922	\$ 31,086	0.4060	\$ 32,180	4.6%	3.5%	
Daughtrey Creek Light	0.9000	\$ 26,877	0.8173	\$ 26,821	0.9400	\$ 30,848	14.8%	15.0%	
Flamingo Bay Light	0.4800	\$ 12,711	0.4601	\$ 14,441	0.4800	\$ 15,065	18.5%	4.3%	
Fort Myers Shores Light	0.1785	\$ 53,164	0.1685	\$ 53,729	0.1620	\$ 51,657	-2.8%	-3.9%	
Fort Myers Villa Light	0.2550	\$ 42,755	0.2371	\$ 43,777	0.2200	\$ 40,619	-5.0%	-7.2%	
Gasparilla Island MSTU	0.0320	\$ 120,668	0.0319	\$ 122,797	0.0320	\$ 123,182	2.1%	0.3%	
Harlem Heights Light	0.5500	\$ 10,905	0.5129	\$ 11,260	0.5500	\$ 12,074	10.7%	7.2%	
Heiman/Apollo St Light	1.0300	\$ 8,852	1.0278	\$ 8,852	1.0800	\$ 9,301	5.1%	5.1%	
Hendry Creek Light	0.4700	\$ 12,749	0.4500	\$ 12,867	0.4700	\$ 13,438	5.4%	4.4%	
Iona Gardens Light	0.5500	\$ 8,986	0.5314	\$ 8,267	0.5600	\$ 8,712	-3.0%	5.4%	
Lee County Unincorporated	0.8398	\$ 49,808,862	0.8091	\$ 51,928,907	0.8398	\$ 53,899,266	8.2%	3.8%	
Lehigh Acres Light	0.7460	\$ 6,034,145	0.7073	\$ 6,780,354	0.6000	\$ 5,751,750	-4.7%	-15.2%	
Lochmoor Village Light	0.7600	\$ 13,911	0.7152	\$ 13,973	0.7050	\$ 13,774	-1.0%	-1.4%	
Maravilla Fire District	2.0000	\$ 42,219	1.7851	\$ 41,799	2.0000	\$ 46,831	10.9%	12.0%	
Mcgregor Isles O&M Special Imp Unit	0.5000	\$ 38,981	0.4710	\$ 39,942	0.5000	\$ 42,401	8.8%	6.2%	
Mobile Haven Light	0.7500	\$ 8,589	0.7618	\$ 7,871	0.7500	\$ 7,749	-9.8%	-1.5%	
Morse Shores Light	0.3430	\$ 16,165	0.3349	\$ 16,212	0.3270	\$ 15,829	-2.1%	-2.4%	
N Ft Myers Light	0.2300	\$ 77,776	0.2118	\$ 80,362	0.2450	\$ 92,959	19.5%	15.7%	
NE Hurricane Bay MSTU	1.0000	\$ 163,367	0.9683	\$ 180,025	1.0000	\$ 185,918	13.8%	3.3%	
Page Park Light	0.3000	\$ 17,708	0.2659	\$ 17,727	0.3000	\$ 20,001	12.9%	12.8%	
Palmetto Point Light	0.7500	\$ 137,984	0.7073	\$ 141,348	1.2500	\$ 249,802	81.0%	76.7%	
Palmona Park Light	0.9000	\$ 44,499	0.8637	\$ 47,347	0.8000	\$ 43,855	-1.4%	-7.4%	

Pine Manor Light	0.4160	\$ 39,921	0.3726	\$ 40,878	0.4160	\$ 45,640	14.3%	11.6%
Port Edison Light	0.6000	\$ 12,754	0.5681	\$ 12,211	0.6000	\$ 12,896	1.1%	5.6%
Riverdale Shores Improvement	2.0000	\$ 63,552	1.9857	\$ 63,841	2.0000	\$ 64,301	1.2%	0.7%
Russell Park Light	0.6300	\$ 24,765	0.6180	\$ 24,612	0.6336	\$ 25,233	1.9%	2.5%
San Carlos Island Light	0.1050	\$ 42,930	0.0967	\$ 43,991	0.0850	\$ 38,668	-9.9%	-12.1%
San Carlos Spec Improvement	0.2800	\$ 349,857	0.2733	\$ 354,813	0.3000	\$ 389,476	11.3%	9.8%
Skyline Light	0.2000	\$ 106,620	0.1981	\$ 106,604	0.1800	\$ 96,863	-9.2%	-9.1%
St Jude Harbor Light	0.2700	\$ 14,783	0.2612	\$ 15,344	0.2700	\$ 15,861	7.3%	3.4%
Tanglewood Improvement	1.0000	\$ 72,629	0.9501	\$ 72,559	1.0000	\$ 76,370	5.2%	5.3%
Town & River Improvement	0.5000	\$ 160,309	0.4551	\$ 164,420	0.5000	\$ 180,642	12.7%	9.9%
Trailwinds Light	0.5055	\$ 11,083	0.4588	\$ 11,129	0.5000	\$ 12,129	9.4%	9.0%
Tropic Isles Light	0.5300	\$ 26,436	0.5408	\$ 26,886	0.5300	\$ 26,349	-0.3%	-2.0%
Useppa Island Fire	4.6300	\$ 618,016	4.5277	\$ 575,381	4.6300	\$ 588,381	-4.8%	2.3%
Villa Palms Light	0.7500	\$ 10,179	0.7027	\$ 10,461	0.7500	\$ 11,165	9.7%	6.7%
Villa Pines Light	0.3600	\$ 9,751	0.3630	\$ 9,766	0.3600	\$ 9,685	-0.7%	-0.8%
Waterway Estates Light	0.3400	\$ 43,323	0.3322	\$ 43,528	0.3000	\$ 39,308	-9.3%	-9.7%
Waterway Shores Light	5.5000	\$ 36,655	6.8933	\$ 36,696	1.3000	\$ 6,921	-81.1%	-81.1%
Whiskey Creek Improvement	0.9999	\$ 318,652	0.9650	\$ 317,785	0.9999	\$ 329,278	3.3%	3.6%
TOTAL		\$ 642,756,728		\$ 669,420,178		\$ 692,611,770	14.0%	8.0%
City of Bonita Springs	0.8470	\$ 14,954,870	0.8062	\$ 15,176,093	0.8470	\$ 15,944,122	6.6%	5.1%
City of Cape Coral	5.2188	\$ 155,359,921	5.1471	\$ 164,916,530	5.1471	\$ 164,916,530	6.2%	0.0%
City of Fort Myers	6.5255	\$ 84,649,551	6.4475	\$ 90,075,350	6.5000	\$ 90,808,805	7.3%	0.8%
City of Sanibel	2.5000	\$ 11,719,982	2.0930	\$ 11,731,431	2.5000	\$ 14,012,698	19.6%	19.4%
Town of Fort Myers Beach	0.9900	\$ 4,127,582	0.8954	\$ 4,154,895	1.0294	\$ 4,776,691	15.7%	15.0%
Village of Estero	0.7300	\$ 6,993,879	0.6969	\$ 7,185,200	0.7300	\$ 7,526,468	7.6%	4.7%

Table 2
Distribution of Taxes Levied by Property Type
County and Municipal Governments
Fiscal Year 2025-26

County: LEE

Taxing Authority	2025-26 Taxes Levied	Percent of Taxes Levied by Property Type										Percent of Taxes Levied on New Construction	
		Real Property								Tangible Personal Property	Centrally Assessed Property		
		Residential			Non-Residential								
		Homestead	Non-Homestead	Vacant Lots	Commercial	Industrial	Institutional	Agricultural	Other				
LEE COUNTY BCC													
Lee County BCC	\$ 562,668,300	34.2%	44.4%	3.5%	9.6%	2.9%	0.3%	0.2%	0.4%	4.5%	0.0%	3.7%	
Lee County All Hazards Unincorporated	\$ 6,668,106	35.1%	42.6%	4.0%	9.1%	3.2%	0.3%	0.3%	0.5%	4.9%	0.0%	4.6%	
Lee County Library Fund	\$ 58,433,395	35.0%	43.6%	3.1%	9.6%	3.1%	0.4%	0.2%	0.4%	4.7%	0.0%	3.9%	
Alabama Groves Light	\$ 25,971	27.8%	67.1%	5.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-0.3%	
Bayshore Ests Light	\$ 14,055	56.0%	43.4%	0.5%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	
Billy Creek Comm Ctr Lt	\$ 41,560	0.0%	0.0%	0.0%	5.2%	45.2%	0.0%	0.0%	0.0%	49.5%	0.0%	0.3%	
Birkdale St Light	\$ 13,192	42.5%	51.2%	1.8%	0.8%	0.0%	0.0%	0.0%	3.6%	0.0%	0.0%	-0.4%	
Burnt Store Fire	\$ 2,060,524	40.6%	53.9%	1.6%	2.4%	0.0%	0.0%	0.1%	0.9%	0.5%	0.0%	0.1%	
Charleston Park Light	\$ 10,287	10.4%	68.3%	10.8%	10.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Cypress Lake Light	\$ 32,180	60.2%	38.8%	0.1%	0.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	
Daughtrey Creek Light	\$ 30,848	78.3%	19.7%	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	-0.4%	
Flamingo Bay Light	\$ 15,065	15.0%	70.4%	14.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.9%	
Fort Myers Shores Light	\$ 51,657	31.3%	53.7%	3.1%	9.5%	0.9%	0.0%	0.0%	0.0%	1.5%	0.0%	1.0%	
Fort Myers Villa Light	\$ 40,619	55.5%	42.8%	0.0%	1.6%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.3%	
Gasparilla Island MSTU	\$ 123,182	31.8%	58.1%	6.6%	3.1%	0.0%	0.0%	0.0%	0.1%	0.3%	0.0%	0.9%	
Harlem Heights Light	\$ 12,074	38.8%	50.4%	4.4%	3.4%	0.0%	0.3%	0.0%	0.2%	2.6%	0.0%	1.8%	
Heiman/Apollo St Light	\$ 9,301	10.4%	89.6%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Hendry Creek Light	\$ 13,438	83.5%	15.3%	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Iona Gardens Light	\$ 8,712	15.3%	80.0%	4.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.7%	
Lee County Unincorporated	\$ 53,899,266	33.0%	41.0%	4.0%	10.4%	4.1%	0.3%	0.4%	0.6%	6.3%	0.0%	4.2%	
Lehigh Acres Light	\$ 5,751,750	34.0%	48.8%	9.2%	4.1%	1.4%	0.0%	0.0%	0.1%	2.3%	0.0%	11.1%	
Lochmoor Village Light	\$ 13,774	70.5%	29.3%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	
Maravilla Fire District	\$ 46,831	18.5%	67.0%	1.3%	13.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-0.6%	
Mcgregor Isles O&M Special Imp Unit	\$ 42,401	69.2%	28.9%	1.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%	0.0%	3.0%	
Mobile Haven Light	\$ 7,749	15.4%	81.3%	3.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.0%	
Morse Shores Light	\$ 15,829	40.4%	55.6%	4.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	-0.8%	
North Fort Myers Light	\$ 92,959	4.1%	19.8%	0.9%	53.6%	13.7%	0.0%	0.0%	0.3%	7.5%	0.0%	2.6%	
NE Hurricane Bay MSTU	\$ 185,918	30.3%	50.4%	10.8%	8.4%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	7.3%	
Page Park Light	\$ 20,001	1.4%	33.9%	0.9%	9.1%	44.5%	0.0%	0.0%	0.0%	10.2%	0.0%	0.1%	
Palmetto Point Light	\$ 249,802	47.1%	44.6%	7.6%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	2.2%	
Palmona Park Light	\$ 43,855	10.6%	47.1%	7.2%	25.0%	7.0%	0.0%	0.0%	2.0%	1.0%	0.0%	0.8%	
Pine Manor Light	\$ 45,640	4.0%	91.9%	1.2%	2.7%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	2.0%	
Port Edison Light	\$ 12,896	44.5%	53.4%	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	0.0%	-3.4%	
Riverdale Shores Improvement	\$ 64,301	41.9%	57.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	
Russell Park Light	\$ 25,233	20.5%	62.2%	5.3%	11.6%	0.0%	0.0%	0.0%	0.0%	0.4%	0.0%	-0.1%	

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County and Municipal Governments
Fiscal Year 2025-26

County: LEE

Taxing Authority	2025-26 Taxes Levied	Percent of Taxes Levied by Property Type											Percent of Taxes Levied on New Construction
		Real Property									Tangible Personal Property	Centrally Assessed Property	
		Residential			Non-Residential								
		Homestead	Non-Homestead	Vacant Lots	Commercial	Industrial	Institutional	Agricultural	Other				
San Carlos Island Light	\$ 38,668	27.1%	39.8%	12.6%	14.4%	5.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	3.8%
San Carlos Spec Improvement	\$ 389,476	38.2%	53.9%	1.0%	5.4%	0.5%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	1.1%
Skyline Light	\$ 96,863	35.2%	39.1%	1.2%	20.5%	0.6%	0.0%	0.0%	0.0%	0.0%	3.3%	0.0%	0.1%
St Jude Harbor Light	\$ 15,861	34.5%	46.5%	12.4%	6.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.1%
Tanglewood Improvement	\$ 76,370	66.3%	33.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%
Town & River Improvement	\$ 180,642	67.4%	28.8%	3.8%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.7%
Trailwinds Light	\$ 12,129	24.0%	76.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%
Tropic Isles Light	\$ 26,349	40.6%	51.5%	1.1%	6.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	1.9%
Useppa Island Fire	\$ 588,381	23.0%	65.6%	4.9%	5.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.9%	0.0%	1.0%
Villa Palms Light	\$ 11,165	75.4%	24.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%
Villa Pines Light	\$ 9,685	74.3%	23.3%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Waterway Estates Light	\$ 39,308	47.7%	50.2%	0.9%	0.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%	0.6%
Waterway Shores Light	\$ 6,921	33.8%	60.0%	6.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
Whiskey Creek Improvement	\$ 329,278	64.2%	35.3%	0.1%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
City of Bonita Springs	\$ 15,944,122	38.1%	48.3%	2.0%	7.0%	1.8%	0.1%	0.0%	0.3%	2.5%	0.0%		1.1%
City of Cape Coral	\$ 164,916,530	39.4%	45.8%	4.1%	6.5%	1.5%	0.3%	0.0%	0.4%	2.0%	0.0%		5.5%
City of Ft Myers	\$ 90,808,805	25.0%	40.7%	0.6%	16.8%	6.8%	1.6%	0.0%	0.4%	8.1%	0.0%		3.4%
City of Sanibel	\$ 14,012,698	31.1%	55.8%	4.2%	7.3%	0.0%	0.0%	0.0%	0.1%	1.5%	0.0%		0.6%
Town of Fort Myers Beach	\$ 4,776,691	16.7%	57.9%	12.9%	11.7%	0.1%	0.0%	0.0%	0.1%	0.7%	0.0%		1.6%
Village of Estero	\$ 7,526,468	39.6%	47.3%	0.4%	9.5%	0.3%	0.0%	0.0%	0.0%	2.9%	0.0%		2.8%