

Property Data for Parcel 08-46-25-57-00000.0470

Owner Of Record

CARROLL PARTNERSHIP LLP
1 TEXAS STATION COURT STE 200
TIMONIUM MD 21093

Site Address

7916 DREW CIR
FORT MYERS FL
33967

Legal Description

ALICO COMMERCIAL PARK
PB 75 PGS 11-13
LOTS 47 THRU 51

Classification / DOR Code

WAREHOUSING,
DISTRIBUTION
TERMINALS / 48

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date December of 2007 ▶



Property Values (2013 Tax

Roll)

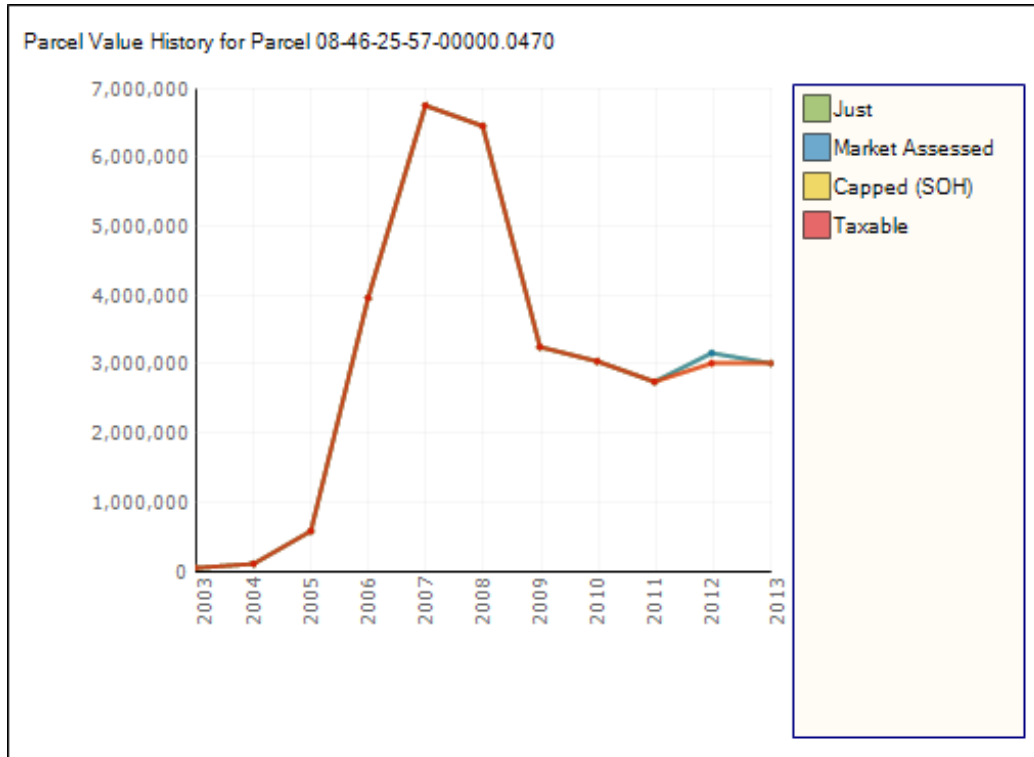
Exemptions

Attributes

Property Values (2013 Tax)	Exemptions	Attributes
Just 2,997,650	Homestead / Additional 0 / 0	Land Units Of Measure SF
Assessed 2,997,650	Widow / Widower 0 / 0	Units 175633.00
Portability Applied 0	Disability 0	Frontage 0
Cap Assessed 2,997,650	Wholly 0	Depth 0
	Senior 0	Total Number of Buildings 1

Taxable	2,997,650	Agriculture	0	Total Bedrooms / Bathrooms	0 / 7.0
Cap Difference	0			Total Living Area	78,385
				1st Year Building on Tax Roll	2005
				Historic District	No

Property Value History



Tax Year	Just	Market Assessed	SOH Assessed	Taxable	Source
2003	34,930	34,930	34,930	34,930	ROLL
2004	108,270	108,270	108,270	108,270	ROLL
2005	570,810	570,810	570,810	570,810	ROLL
2006	3,968,140	3,968,140	3,968,140	3,968,140	ROLL
2007	6,758,760	6,758,760	6,758,760	6,758,760	ROLL
2008	6,453,060	6,453,060	6,453,060	6,453,060	ROLL
2009	3,257,390	3,257,390	3,257,390	3,257,390	SOH
2010	3,047,730	3,047,730	3,047,730	3,047,730	SOH
2011	2,742,987	2,742,987	2,742,987	2,742,987	SOH
2012	3,149,211	3,149,211	3,017,286	3,017,286	SOH
2013	2,997,650	2,997,650	2,997,650	2,997,650	SOH

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to Fair Market Value we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the Highest and Best Use standard or the Present Use standard ([F.S. 193.011](#)). For Agriculturally Classified parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\) \(a\)](#)). The difference between the Highest and Best Use/Present Use and the Agricultural Use is often referred to as the Agricultural Exemption. (i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped (SOH) Assessed** value is the Market Assessment after any Save Our Homes cap is applied. This assessment cap is applied to all Homesteaded

properties and limits year-to-year assessment increases to either the Consumer Price Index or 3%, whichever is lower. Some Homestead Exempt taxing authorities use this assessment to calculate a parcel's taxes.
(i.e. Capped (SOH) Assessed = Market Assessed - SOH Cap)

The **Taxable** value is the Capped (SOH) Assessment after any personal exemptions, such as Homestead, are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped (SOH) Assessed - Exemptions)

Taxing Authorities

SAN CARLOS FIRE / 071

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY BUDGET SERVICES PO BOX 398 FORT MYERS FL 33902-0398
LEE CO ALL HAZARDS PROTECTION DIST / 101	Dependent District	LEE COUNTY BUDGET SERVICES PO BOX 398 FORT MYERS FL 33902-0398
LEE CO LIBRARY DIST / 052	Dependent District	LEE COUNTY BUDGET SERVICES PO BOX 398 FORT MYERS FL 33902-0398
LEE CO UNINCORPORATED MSTU / 020	Dependent District	LEE COUNTY BUDGET SERVICES PO BOX 398 FORT MYERS FL 33902-0398
LEE CO HYACINTH CONTROL DIST / 051	Independent District	VIVIAN H. JONES 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	VIVIAN H. JONES 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
SAN CARLOS PARK FIRE DISTRICT / 077	Independent District	ANTHONY BOSNJAK FIRE CHIEF 19591 BEN HILL GRIFFIN PKWY FORT MYERS FL 33913-8989

CHARLES W LISTOWSKI EXECUTIVE DIRECTOR

WEST COAST INLAND NAVIGATION DIST / 098	Independent District	200 MIAMI AVE E VENICE FL 34285-2408
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	AMI DESAMOURS BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	AMI DESAMOURS BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
SFWMD-DISTRICT-WIDE / 110	Water District	MICHELLE QUIGLEY 3301 GUN CLUB RD WEST PALM BEACH, FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	MICHELLE QUIGLEY 3301 GUN CLUB RD WEST PALM BEACH, FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	MICHELLE QUIGLEY 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Sale Price	Date	OR Number	Type	Description	Vacant/Improved
2,371,900.00	06/02/2004	4328/523	02	Sales qualified but excluded from sales ratio analysis Qualified (Multiple STRAP # / 06-09I)	V
2,500,000.00	04/27/2001	3405/1738	02	Sales qualified but excluded from sales ratio analysis Qualified (Multiple STRAP # / 06-09I)	V
627,300.00	06/01/1989	2082/384	04	Sales disqualified as a result of examination of the deed Disqualified (Multiple STRAP # - 01,03,04,07)	V
860,000.00	05/01/1985	1786/3585	02	Sales qualified but excluded from sales ratio analysis Qualified (Multiple STRAP # / 06-09I)	V

Building/Construction Permit Data

Permit Number	Permit Type	Date
COM2011-00978	Building Remodel / Repair	08/03/2011

COM2006-01191	Building Remodel / Repair	07/11/2006
COM2006-02960	Building Remodel / Repair	10/18/2006
COM2013-01675	Building Remodel / Repair	12/02/2013
COM2004-02119	Building Miscellaneous	03/22/2005
COM2006-01026	Building Remodel / Repair	06/19/2006
COM2006-00718	Building Remodel / Repair	04/07/2006
COM2006-01465	Building Remodel / Repair	07/11/2006
COM2013-01672	Building Remodel / Repair	12/02/2013

IMPORTANT INFORMATION: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building/Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Parcel Numbering History

Prior STRAP	Renumber Reason	Renumber Date
08-46-25-00-00003.0110	Split (From another Parcel)	08/18/2003
08-46-25-57-00000.0480	Combined (With another parcel-Delete Occurs)	10/21/2004
08-46-25-57-00000.0490	Combined (With another parcel-Delete Occurs)	10/21/2004
08-46-25-57-00000.0500	Combined (With another parcel-Delete Occurs)	10/21/2004
08-46-25-57-00000.0510	Combined (With another parcel-Delete Occurs)	10/21/2004

Solid Waste (Garbage) Roll Data

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
003 - Service Area 3	C - Commercial Category	C	115008	1,026.06
Collection Days				
Garbage		Recycling		Horticulture
Thursday		Wednesday		Wednesday

Flood and Storm Information					
Storm Surge Zone	Evacuation Zone	Flood Insurance [FIRM Look-up]			
		Community	Panel	Version	Date
C	B	125124	0577	F	7/30/2010

Appraisal Details					
Land					
Land Tracts					
Use Code	Use Code Description	Depth	Frontage	Number of Units	Unit of Measure
4800	Warehousing	0	0	175633.00	Square Feet
Land Features					
Description				Year Added	Units
BLACK TOP - IMPROVED				2005	43,527
WALL - DECORATIVE - C.B.S.				2005	590
FENCE - CHAIN LINK - 12 FOOT				2006	335

Buildings	
Building 1 of 1	
Building Characteristics	

Improvement Type	Model Type	Stories	Bedrooms	Bathrooms	Year Built	Effective Year Built
84 - warehouse - CB/brick	6 - warehouse/industrial	1.0	0	7.0	2005	2005

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
AOF - AVERAGE OFFICE	Y	3,291
AOF - AVERAGE OFFICE	Y	1,986
AOF - AVERAGE OFFICE	Y	2,492
AOF - AVERAGE OFFICE	Y	465
BAS - BASE	Y	27,101
BAS - BASE	Y	22,143
BAS - BASE	Y	2,934
BAS - BASE	Y	11,909
CLP - FINISHED LOADING PLATFORM	N	1,892
FOP - FINISHED OPEN PORCH	N	99
FOP - FINISHED OPEN PORCH	N	99
FOP - FINISHED OPEN PORCH	N	99
FOP - FINISHED OPEN PORCH	N	99
FOP - FINISHED OPEN PORCH	N	99
GOF - GOOD OFFICE	Y	3,389
SDA - STORE DISPLAY AREA - AVERAGE	Y	2,675
SPA - SERVICE PRODUCTION AREA	N	56
SPA - SERVICE PRODUCTION AREA	N	11,391
ULP - UNFINISHED LOADING PLATFORM	N	25,865

Building Features

Description	Year Added	Units
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OVERHEAD DOOR - LARGE 10X10 OR LARGER

2005

29

SPRINKLER SYSTEM (INTERIOR)

2005

89,832

Building Front Photo

Building Footprint



Photo Date : December of 2007

