



# Property Data

STRAP: 30-46-23-T1-00004.0070 Folio ID: 10128025

Tax Roll Value Letter 2025

Generated on 1/30/2026 5:13 PM

## Owner Of Record - Sole Owner [\[Change Mailing Address\]](#)



SANIBEL 1523 INC  
4582 BRAINARD BAYOU RD  
SANIBEL FL 33957

## Site Address

Site Address maintained by [E911 Program Addressing](#)

1523 PERIWINKLE WAY  
SANIBEL FL 33957

## Property Description

Do not use for legal documents!



BEG.8 FT E + 290.04 FT S OF NW COR OF SEC.TH N 73 DEG 35 MIN 40  
SEC E 600

### Attributes and Location Details

|                               |        |
|-------------------------------|--------|
| Total Bedrooms / Fixtures     | 0 / 16 |
| Gross Building Area           | 4,613  |
| 1st Year Building on Tax Roll | 1959   |
| Historic Designation          | No     |

| Township        | Range    | Section   | Block | Lot |
|-----------------|----------|-----------|-------|-----|
| 46              | 23E      | 30        |       |     |
| Municipality    | Latitude | Longitude |       |     |
| City of Sanibel | 26.44187 | -82.054   |       |     |

[View Parcel on Google Maps](#)

## [ Tax Map Viewer ] [ View Comparables ]



## [ Pictometry Aerial Viewer ]

## Image of Structure

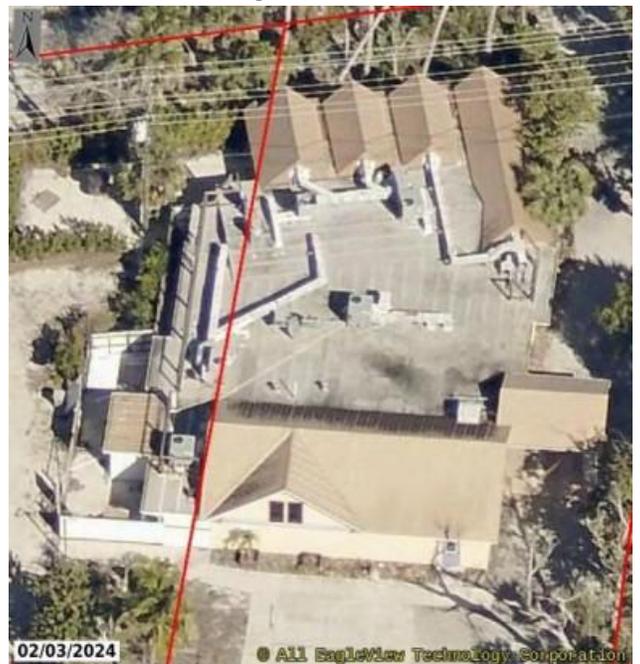


Photo Date May of 2024  View other photos

Last Inspection Date: 05/30/2024

## Property Values / Exemptions / TRIM Notices

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No existing exemptions found for this property.

| TRIM Notices           | Tax Year           | Just      | Land      | Market Assessed | Capped Assessed | Exemptions | Classified Use | Taxable   |
|------------------------|--------------------|-----------|-----------|-----------------|-----------------|------------|----------------|-----------|
| 2025 / Additional Info | 2025 (Final Value) | 2,164,818 | 1,059,980 | 2,164,818       | 1,881,549       | 0          | 0              | 1,881,549 |
| 2024 / Additional Info | 2024 (Final Value) | 1,922,720 | 1,059,980 | 1,922,720       | 1,710,499       | 0          | 0              | 1,710,499 |
| 2023 / Additional Info | 2023 (Final Value) | 1,943,765 | 1,026,039 | 1,943,765       | 1,554,999       | 0          | 0              | 1,554,999 |
| 2022 / Additional Info | 2022 (Final Value) | 1,929,067 | 925,919   | 1,929,067       | 1,413,635       | 0          | 0              | 1,413,635 |
| 2021 / Additional Info | 2021 (Final Value) | 1,999,110 | 1,021,317 | 1,999,110       | 1,285,123       | 0          | 0              | 1,285,123 |
| 2020 / Additional Info | 2020 (Final Value) | 1,663,454 | 861,923   | 1,663,454       | 1,168,294       | 0          | 0              | 1,168,294 |
| 2019 / Additional Info | 2019 (Final Value) | 1,575,714 | 806,274   | 1,575,714       | 1,062,085       | 0          | 0              | 1,062,085 |
| 2018 / Additional Info | 2018 (Final Value) | 965,532   | 635,988   | 965,532         | 965,532         | 0          | 0              | 965,532   |
| 2017 / Additional Info | 2017 (Final Value) | 983,459   | 635,988   | 983,459         | 983,459         | 0          | 0              | 983,459   |
| 2016                   | 2016 (Final Value) | 985,272   | 635,988   | 985,272         | 985,272         | 0          | 0              | 985,272   |
| 2015                   | 2015 (Final Value) | 926,468   | 635,988   | 926,468         | 926,468         | 0          | 0              | 926,468   |
| 2014                   | 2014 (Final Value) | 930,623   | 635,988   | 930,623         | 930,623         | 0          | 0              | 930,623   |
| 2013                   | 2013 (Final Value) | 934,669   | 635,988   | 934,669         | 879,334         | 0          | 0              | 879,334   |
| 2012                   | 2012 (Final Value) | 790,421   | 635,988   | 790,421         | 790,421         | 0          | 0              | 790,421   |
| 2011                   | 2011 (Final Value) | 787,215   | 635,988   | 787,215         | 787,215         | 0          | 0              | 787,215   |
| 2010                   | 2010 (Final Value) | 870,956   | 635,988   | 870,956         | 870,956         | 0          | 0              | 870,956   |
|                        | 2009 (Final Value) | 871,010   | 635,990   | 871,010         | 871,010         | 0          | 0              | 871,010   |
|                        | 2008 (Final Value) | 1,030,010 | 796,210   | 1,030,010       | 1,030,010       | 0          | 0              | 1,030,010 |
|                        | 2007 (Final Value) | 1,030,010 | 796,210   | 0               | 1,030,010       | 0          | 0              | 1,030,010 |
|                        | 2006 (Final Value) | 1,030,010 | 796,210   | 0               | 1,030,010       | 0          | 0              | 1,030,010 |
|                        | 2005 (Final Value) | 1,028,590 | 795,710   | 0               | 1,028,590       | 0          | 0              | 1,028,590 |
|                        | 2004 (Final Value) | 555,930   | 360,720   | 0               | 555,930         | 0          | 0              | 555,930   |
|                        | 2003 (Final Value) | 550,930   | 355,720   | 0               | 550,930         | 0          | 0              | 550,930   |
|                        | 2002 (Final Value) | 560,200   | 355,540   | 0               | 560,200         | 0          | 0              | 560,200   |
|                        | 2001 (Final Value) | 510,200   | 305,540   | 0               | 510,200         | 0          | 0              | 510,200   |
|                        | 2000 (Final Value) | 476,790   | 295,540   | 0               | 476,790         | 0          | 0              | 476,790   |
|                        | 1999 (Final Value) | 476,790   | 295,540   | 0               | 476,790         | 0          | 0              | 476,790   |
|                        | 1998 (Final Value) | 422,630   | 289,000   | 0               | 422,630         | 0          | 0              | 422,630   |
|                        | 1997 (Final Value) | 420,980   | 289,000   | 0               | 420,980         | 0          | 0              | 420,980   |
|                        | 1996 (Final Value) | 420,980   | 289,000   | 0               | 420,980         | 0          | 0              | 420,980   |
|                        | 1995 (Final Value) | 416,980   | 285,000   | 0               | 416,980         | 0          | 0              | 416,980   |
|                        | 1994 (Final Value) | 416,980   | 285,000   | 0               | 416,980         | 0          | 0              | 416,980   |
|                        | 1993 (Final Value) | 419,180   | 285,000   | 0               | 419,180         | 0          | 0              | 419,180   |
|                        | 1992 (Final Value) | 411,380   | 275,000   | 0               | 411,380         | 0          | 0              | 411,380   |

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 **Land** value is the portion of the total parcel assessment attributed to the land.

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 Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for *Homestead* properties OR 10% for non-*Homestead* properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

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

# Property Details (Current as of 1/29/2026)

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## Land

### Land Tracts

| Use Code | Use Code Description | Number of Units | Unit of Measure |
|----------|----------------------|-----------------|-----------------|
| 2100     | Restaurant           | 52999.00        | Square Feet     |

### Land Features

| Description                   | Year Added | Units |
|-------------------------------|------------|-------|
| FENCE - ALUM/VINYL - 4 FEET   | 2012       | 100   |
| PAVEMENT - CONCRETE - PARKING | 2012       | 900   |

## Buildings

### Building 1 of 1

#### Building Characteristics

| Improvement Type | Model Type     | Stories    | Living Units         |
|------------------|----------------|------------|----------------------|
| 56 - Restaurant  | 4 - COMMERCIAL | 1.0        | 0                    |
| Bedrooms         | Fixtures       | Year Built | Effective Year Built |
| 0                | 0.0            | 1959       | 2000                 |

#### Building Subareas

| Description                   | Heated / Under Air | Area (Sq Ft) |
|-------------------------------|--------------------|--------------|
| BAS - BASE                    | Y                  | 4,613        |
| FCP - FINISHED CARPORT        | N                  | 354          |
| FEP - FINISHED ENCLOSED PORCH | N                  | 1,086        |
| UOP - UNFINISHED OPEN PORCH   | N                  | 521          |

Building Front Photo

Building Footprint

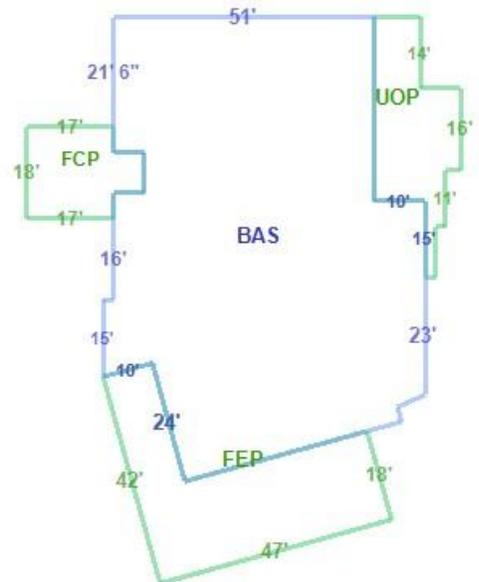




Photo Date: May of 2024

## Property Details (2025 Tax Roll)

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### Land

#### Land Tracts

| Use Code | Use Code Description | Number of Units | Unit of Measure |
|----------|----------------------|-----------------|-----------------|
| 2100     | Restaurant           | 52999.00        | Square Feet     |

#### Land Features

| Description                   | Year Added | Units |
|-------------------------------|------------|-------|
| FENCE - ALUM/VINYL - 4 FEET   | 2012       | 100   |
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### Buildings

#### Building 1 of 1

#### Building Characteristics

| Improvement Type | Model Type     | Stories    | Living Units         |
|------------------|----------------|------------|----------------------|
| 56 - Restaurant  | 4 - COMMERCIAL | 1.0        | 0                    |
| Bedrooms         | Fixtures       | Year Built | Effective Year Built |
| 0                | 0.0            | 1959       | 2000                 |

#### Building Subareas

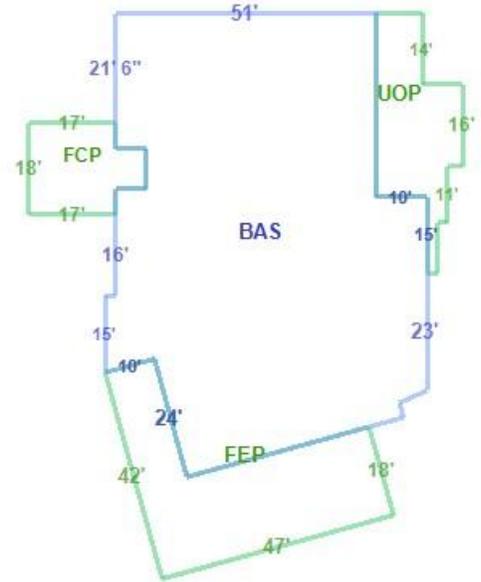
| Description                   | Heated / Under Air | Area (Sq Ft) |
|-------------------------------|--------------------|--------------|
| BAS - BASE                    | Y                  | 4,613        |
| FCP - FINISHED CARPORT        | N                  | 354          |
| FEP - FINISHED ENCLOSED PORCH | N                  | 1,086        |
| UOP - UNFINISHED OPEN PORCH   | N                  | 521          |

Building Front Photo

Building Footprint



Photo Date: May of 2024



## Taxing Authorities

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CITY OF SANIBEL / 010

| Name / Code                             | Category             | Mailing Address   |
|---|----------------------|---|
| LEE CO GENERAL REVENUE / 044            | County               | LEE COUNTY OFFICE OF MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398              |
| LEE CO HYACINTH CONTROL DIST / 051      | Independent District | LEE CO HYACINTH CONTROL DIST<br>15191 HOMESTEAD RD<br>LEHIGH ACRES FL 33971               |
| LEE CO MOSQUITO CONTROL DIST / 053      | Independent District | LEE CO MOSQUITO CONTROL DIST<br>15191 HOMESTEAD RD<br>LEHIGH ACRES FL 33971               |
| SANIBEL FIRE & RESCUE DIST / 080        | Independent District | SANIBEL FIRE & RESCUE DIST<br>2351 PALM RIDGE RD<br>SANIBEL FL 33957-3204                 |
| SANIBEL PUBLIC LIBRARY DIST / 268       | Independent District | SANIBEL PUBLIC LIBRARY DIST<br>770 DUNLOP RD<br>SANIBEL FL 33957-4016                     |
| WEST COAST INLAND NAVIGATION DIST / 098 | Independent District | WEST COAST INLAND NAVIGATION DIST<br>200 MIAMI AVE E<br>VENICE FL 34285-2408              |
| CITY OF SANIBEL / 079                   | Municipal            | CITY OF SANIBEL<br>800 DUNLOP RD<br>SANIBEL FL 33957-4096                                 |
| PUBLIC SCHOOL - BY LOCAL BOARD / 012    | Public Schools       | LEE COUNTY SCHOOL BOARD<br>BUDGET DEPARTMENT<br>2855 COLONIAL BLVD<br>FORT MYERS FL 33966 |
| PUBLIC SCHOOL - BY STATE LAW / 013      | Public Schools       | LEE COUNTY SCHOOL BOARD<br>BUDGET DEPARTMENT<br>2855 COLONIAL BLVD<br>FORT MYERS FL 33966 |
| GREEN CORRIDOR PACE / 363               | Special District     |   |

|  |                |   |
|--|----------------|---|
| CITY OF SANIBEL REC CTR VOTED DEBT SVC / 261   | Voter Approved | CITY OF SANIBEL<br>800 DUNLOP RD<br>SANIBEL FL 33957-4096 |
| CITY OF SANIBEL SEWER VOTED DEBT SERVICE / 129 | Voter Approved | CITY OF SANIBEL<br>800 DUNLOP RD<br>SANIBEL FL 33957-4096 |
| SFWMD-DISTRICT-WIDE / 110                      | Water District | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406     |
| SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084    | Water District | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406     |
| SFWMD-OKEECHOBEE BASIN / 308                   | Water District | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406     |

## Sales / Transactions

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| Sale Price   | Date       | Clerk<br>File Number | Type | Notes | Vacant/<br>Improved |
|--------------|------------|----------------------|------|-------|---------------------|
| 1,485,000.00 | 12/16/2010 | 2010000310608        | 39   |       | I                   |
| 680,000.00   | 06/01/1996 | 2720/3793            | 01   |       | I                   |
| 170,000.00   | 06/01/1996 | 2720/3789            | 01   |       | I                   |

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## Building / Construction Permit Data

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| Permit Number | Permit Type               | Date       |
|---------------|---------------------------|------------|
| 14-00045178   | Building Remodel / Repair | 02/20/2014 |
| 12-00041274   | Landscape / Irrigation    | 02/21/2012 |
| 11-00040737   | AC New / Change out       | 10/24/2011 |
| 11-00039522   | Building Remodel / Repair | 04/07/2011 |
| 10-00039210   | Demolition                | 12/29/2010 |
| 10-00039221   | Building Remodel / Repair | 12/29/2010 |
| 2477          | Residential               | 01/22/1981 |

**IMPORTANT: 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

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**Prior STRAP**

**Prior Folio ID**

**ReNumber Reason**

**ReNumber Date**

30-46-23-J0-00004.0070

N/A

Reserved for ReNumber ONLY

N/A

## Solid Waste (Garbage) Roll Data

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**Solid Waste District**

**Roll Type**

**Category**

**Unit / Area**

**Tax Amount**

010 - City of Sanibel

C - Commercial Category

E

5692

1,317.74

## Flood and Storm Information

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**Flood Insurance** [Find my flood zone](#)

**Community**

**Panel**

**Version**

**Date**

**Evacuation Zone**

071C

0533

G

11/17/2022

A

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# Property Data

STRAP: 30-46-23-T1-00004.0060 Folio ID: 10128024

Tax Roll Value Letter 2025

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### Owner Of Record - Sole Owner [\[Change Mailing Address\]](#)



SANIBEL 1531 INC  
4582 BRAINARD BAYOU RD  
SANIBEL FL 33957

### Site Address

Site Address maintained by [E911 Program Addressing](#)

PERIWINKLE WAY  
SANIBEL FL 33957

### Property Description

Do not use for legal documents!



GOVT LOT 4 SEC 30 TWP 46 R 23 DESC IN OR 1290 PG 2308

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 1290 and 2308 for the book and page numbers.

### Attributes and Location Details

Total Bedrooms / Bathrooms 0  
1st Year Building on Tax Roll N/A  
Historic Designation No

| Township        | Range    | Section   | Block | Lot |
|-----------------|----------|-----------|-------|-----|
| 46              | 23E      | 30        |       |     |
| Municipality    | Latitude | Longitude |       |     |
| City of Sanibel | 26.44178 | -82.05429 |       |     |

[View Parcel on Google Maps](#)

### [ Tax Map Viewer ] [ View Comparables ]



### [ Pictometry Aerial Viewer ]

### Image of Structure



## Property Values / Exemptions / TRIM Notices

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No existing exemptions found for this property.

| TRIM Notices                           | Tax Year           | Just      | Land      | Market Assessed | Capped Assessed | Exemptions | Classified Use | Taxable   |
|--|--------------------|-----------|-----------|-----------------|-----------------|------------|----------------|-----------|
| <a href="#">2025 / Additional Info</a> | 2025 (Final Value) | 1,190,940 | 1,190,940 | 1,190,940       | 1,188,857       | 0          | 0              | 1,188,857 |
| <a href="#">2024 / Additional Info</a> | 2024 (Final Value) | 1,190,940 | 1,190,940 | 1,190,940       | 1,080,779       | 0          | 0              | 1,080,779 |
| <a href="#">2023 / Additional Info</a> | 2023 (Final Value) | 1,130,202 | 1,130,202 | 1,130,202       | 982,526         | 0          | 0              | 982,526   |

|                        |                    |         |         |         |         |   |   |         |
|------------------------|--------------------|---------|---------|---------|---------|---|---|---------|
| 2022 / Additional Info | 2022 (Final Value) | 893,205 | 893,205 | 893,205 | 893,205 | 0 | 0 | 893,205 |
| 2021 / Additional Info | 2021 (Final Value) | 922,980 | 922,980 | 922,980 | 922,980 | 0 | 0 | 922,980 |
| 2020 / Additional Info | 2020 (Final Value) | 922,980 | 922,980 | 922,980 | 893,444 | 0 | 0 | 893,444 |
| 2019 / Additional Info | 2019 (Final Value) | 922,980 | 922,980 | 922,980 | 812,222 | 0 | 0 | 812,222 |
| 2018 / Additional Info | 2018 (Final Value) | 738,384 | 738,384 | 738,384 | 738,384 | 0 | 0 | 738,384 |
| 2017 / Additional Info | 2017 (Final Value) | 738,384 | 738,384 | 738,384 | 738,384 | 0 | 0 | 738,384 |
| 2016                   | 2016 (Final Value) | 738,384 | 738,384 | 738,384 | 738,384 | 0 | 0 | 738,384 |
| 2015                   | 2015 (Final Value) | 738,384 | 738,384 | 738,384 | 738,384 | 0 | 0 | 738,384 |
| 2014                   | 2014 (Final Value) | 738,384 | 738,384 | 738,384 | 738,384 | 0 | 0 | 738,384 |
| 2013                   | 2013 (Final Value) | 738,384 | 738,384 | 738,384 | 738,384 | 0 | 0 | 738,384 |
| 2012                   | 2012 (Final Value) | 738,384 | 738,384 | 738,384 | 738,384 | 0 | 0 | 738,384 |
| 2011                   | 2011 (Final Value) | 738,384 | 738,384 | 738,384 | 738,384 | 0 | 0 | 738,384 |
| 2010                   | 2010 (Final Value) | 738,384 | 738,384 | 738,384 | 738,384 | 0 | 0 | 738,384 |
|                        | 2009 (Final Value) | 738,380 | 738,380 | 738,380 | 738,380 | 0 | 0 | 738,380 |
|                        | 2008 (Final Value) | 922,980 | 922,980 | 922,980 | 922,980 | 0 | 0 | 922,980 |
|                        | 2007 (Final Value) | 922,980 | 922,980 | 0       | 922,980 | 0 | 0 | 922,980 |
|                        | 2006 (Final Value) | 922,980 | 922,980 | 0       | 922,980 | 0 | 0 | 922,980 |
|                        | 2005 (Final Value) | 922,980 | 922,980 | 0       | 922,980 | 0 | 0 | 922,980 |
|                        | 2004 (Final Value) | 370,000 | 370,000 | 0       | 370,000 | 0 | 0 | 370,000 |
|                        | 2003 (Final Value) | 355,000 | 355,000 | 0       | 355,000 | 0 | 0 | 355,000 |
|                        | 2002 (Final Value) | 355,000 | 355,000 | 0       | 355,000 | 0 | 0 | 355,000 |
|                        | 2001 (Final Value) | 305,000 | 305,000 | 0       | 305,000 | 0 | 0 | 305,000 |
|                        | 2000 (Final Value) | 295,000 | 295,000 | 0       | 295,000 | 0 | 0 | 295,000 |
|                        | 1999 (Final Value) | 295,000 | 295,000 | 0       | 295,000 | 0 | 0 | 295,000 |
|                        | 1998 (Final Value) | 289,000 | 289,000 | 0       | 289,000 | 0 | 0 | 289,000 |
|                        | 1997 (Final Value) | 289,000 | 289,000 | 0       | 289,000 | 0 | 0 | 289,000 |
|                        | 1996 (Final Value) | 289,000 | 289,000 | 0       | 289,000 | 0 | 0 | 289,000 |
|                        | 1995 (Final Value) | 285,000 | 285,000 | 0       | 285,000 | 0 | 0 | 285,000 |
|                        | 1994 (Final Value) | 285,000 | 285,000 | 0       | 285,000 | 0 | 0 | 285,000 |
|                        | 1993 (Final Value) | 285,000 | 285,000 | 0       | 285,000 | 0 | 0 | 285,000 |
|                        | 1992 (Final Value) | 275,000 | 275,000 | 0       | 275,000 | 0 | 0 | 275,000 |

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](#)).

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(i.e. Market Assessed = Just - Agricultural Exemption)

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(i.e. Taxable = Capped Assessed - Exemptions)

## Property Details (Current as of 1/29/2026)

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Land

Land Tracts

**Use Code****Use Code Description****Number of Units****Unit of Measure**

1000

Commercial, Vacant

59547.00

Square Feet

**Property Details (2025 Tax Roll)**

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**Land****Land Tracts****Use Code****Use Code Description****Number of Units****Unit of Measure**

1000

Commercial, Vacant

59547.00

Square Feet

**Taxing Authorities**

Generated on 1/30/2026 5:08 PM

**CITY OF SANIBEL / 010****Name / Code****Category****Mailing Address**

LEE CO GENERAL REVENUE / 044

County

LEE COUNTY OFFICE OF MGMT & BUDGET  
PO BOX 398  
FORT MYERS FL 33902-0398

LEE CO HYACINTH CONTROL DIST / 051

Independent District

LEE CO HYACINTH CONTROL DIST  
15191 HOMESTEAD RD  
LEHIGH ACRES FL 33971

LEE CO MOSQUITO CONTROL DIST / 053

Independent District

LEE CO MOSQUITO CONTROL DIST  
15191 HOMESTEAD RD  
LEHIGH ACRES FL 33971

SANIBEL FIRE &amp; RESCUE DIST / 080

Independent District

SANIBEL FIRE & RESCUE DIST  
2351 PALM RIDGE RD  
SANIBEL FL 33957-3204

SANIBEL PUBLIC LIBRARY DIST / 268

Independent District

SANIBEL PUBLIC LIBRARY DIST  
770 DUNLOP RD  
SANIBEL FL 33957-4016

WEST COAST INLAND NAVIGATION DIST / 098

Independent District

WEST COAST INLAND NAVIGATION DIST  
200 MIAMI AVE E  
VENICE FL 34285-2408

CITY OF SANIBEL / 079

Municipal

CITY OF SANIBEL  
800 DUNLOP RD  
SANIBEL FL 33957-4096

PUBLIC SCHOOL - BY LOCAL BOARD / 012

Public Schools

LEE COUNTY SCHOOL BOARD  
BUDGET DEPARTMENT  
2855 COLONIAL BLVD  
FORT MYERS FL 33966

PUBLIC SCHOOL - BY STATE LAW / 013

Public Schools

LEE COUNTY SCHOOL BOARD  
BUDGET DEPARTMENT  
2855 COLONIAL BLVD  
FORT MYERS FL 33966

GREEN CORRIDOR PACE / 363

Special District

CITY OF SANIBEL REC CTR VOTED DEBT SVC / 261

Voter Approved

CITY OF SANIBEL  
800 DUNLOP RD  
SANIBEL FL 33957-4096

CITY OF SANIBEL SEWER VOTED DEBT SERVICE / 129

Voter Approved

CITY OF SANIBEL  
800 DUNLOP RD  
SANIBEL FL 33957-4096

SFWMD-DISTRICT-WIDE / 110

Water District

SFWMD  
3301 GUN CLUB RD  
WEST PALM BEACH FL 33406

SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084

Water District

SFWMD  
3301 GUN CLUB RD  
WEST PALM BEACH FL 33406

SFWMD-OKEECHOBEE BASIN / 308

Water District

SFWMD  
3301 GUN CLUB RD

**Sales / Transactions** ⓘ

Generated on 1/30/2026 5:08 PM

| Sale Price   | Date       | Clerk<br>File Number          | Type | Notes | Vacant/<br>Improved |
|--------------|------------|-------------------------------|------|-------|---------------------|
| 0.00         | 02/29/2012 | <a href="#">2012000045271</a> | 11   |       | V                   |
| 0.00         | 08/26/2011 | <a href="#">2012000030589</a> | 11   |       | V                   |
| 1,215,000.00 | 12/16/2010 | <a href="#">2010000310607</a> | 39   |       | V                   |
| 2,240,000.00 | 10/01/1993 | <a href="#">2438/525</a>      | 02   |       | V                   |
| 85,000.00    | 02/01/1984 | <a href="#">1714/410</a>      | 01   |       | V                   |

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using **1290** and **2308** for the book and page numbers and **Official Records** for the book type.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

**Building / Construction Permit Data**

Generated on 1/30/2026 5:08 PM

| Permit Number | Permit Type | Date |
|---------------|-------------|------|
|---------------|-------------|------|

**IMPORTANT: 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** ⓘ

Generated on 1/30/2026 5:08 PM

| Prior STRAP            | Prior Folio ID | Renumber Reason            | Renumber Date |
|------------------------|----------------|----------------------------|---------------|
| 30-46-23-J0-00004.0060 | N/A            | Reserved for Renumber ONLY | N/A           |

## Solid Waste (Garbage) Roll Data

Generated on 1/30/2026 5:08 PM

| Solid Waste District  | Roll Type | Category | Unit / Area | Tax Amount |
|-----------------------|-----------|----------|-------------|------------|
| 010 - City of Sanibel | -         |          | 0           | 0.00       |

## Flood and Storm Information

Generated on 1/30/2026 5:08 PM

[Flood Insurance](#) [Find my flood zone](#)

| Community | Panel | Version | Date       | Evacuation Zone |
|-----------|-------|---------|------------|-----------------|
| 071C      | 0533  | G       | 11/17/2022 | A               |

Generated on 1/30/2026 5:08 PM



# Property Data

STRAP: 30-46-23-T1-00004.008A Folio ID: 10128027

Tax Roll Value Letter 2025

Generated on 1/30/2026 4:58 PM

## Owner Of Record - Sole Owner [\[Change Mailing Address\]](#)



SOUTHLAND CORPORATION  
c/o CORPORATE TAX DEPT  
2711 N HASKELL AVE  
DALLAS TX 75204

## Site Address

Site Address maintained by [E911 Program Addressing](#)

1521 PERIWINKLE WAY  
SANIBEL FL 33957

## Property Description

Do not use for legal documents!



FR CONCR MON MARKING NW COR RUN E ALG N LI 8 FT TH S 290.04 FT  
TO PT ON S LI

### Attributes and Location Details

|                               |       |
|-------------------------------|-------|
| Total Bedrooms / Fixtures     | 1 / 4 |
| Gross Building Area           | 2,640 |
| 1st Year Building on Tax Roll | 1974  |
| Historic Designation          | No    |

|                     |                 |                  |              |            |
|---------------------|-----------------|------------------|--------------|------------|
| <b>Township</b>     | <b>Range</b>    | <b>Section</b>   | <b>Block</b> | <b>Lot</b> |
| 46                  | 23E             | 30               |              |            |
| <b>Municipality</b> | <b>Latitude</b> | <b>Longitude</b> |              |            |
| City of Sanibel     | 26.44256        | -82.05374        |              |            |

[View Parcel on Google Maps](#)

## [ Tax Map Viewer ] [ View Comparables ]



## [ Pictometry Aerial Viewer ]

## Image of Structure



◀ Photo Date May of 2024 ▶  View other photos

Last Inspection Date: 05/30/2024

## Property Values / Exemptions / TRIM Notices

Generated on 1/30/2026 4:58 PM

No existing exemptions found for this property.

|              |          |      |      |                 |                 |            |                |         |
|--------------|----------|------|------|-----------------|-----------------|------------|----------------|---------|
| TRIM Notices | Tax Year | Just | Land | Market Assessed | Capped Assessed | Exemptions | Classified Use | Taxable |
|--------------|----------|------|------|-----------------|-----------------|------------|----------------|---------|

|                        |                    |           |           |           |         |   |   |         |
|------------------------|--------------------|-----------|-----------|-----------|---------|---|---|---------|
| 2025 / Additional Info | 2025 (Final Value) | 1,787,255 | 489,405   | 1,787,255 | 873,617 | 0 | 0 | 873,617 |
| 2024 / Additional Info | 2024 (Final Value) | 1,525,294 | 489,405   | 1,525,294 | 794,197 | 0 | 0 | 794,197 |
| 2023 / Additional Info | 2023 (Final Value) | 1,540,793 | 1,045,069 | 1,540,793 | 721,997 | 0 | 0 | 721,997 |
| 2022 / Additional Info | 2022 (Final Value) | 1,354,894 | 852,823   | 1,354,894 | 656,361 | 0 | 0 | 656,361 |
| 2021 / Additional Info | 2021 (Final Value) | 1,042,240 | 682,860   | 1,042,240 | 596,692 | 0 | 0 | 596,692 |
| 2020 / Additional Info | 2020 (Final Value) | 925,328   | 615,357   | 925,328   | 542,447 | 0 | 0 | 542,447 |
| 2019 / Additional Info | 2019 (Final Value) | 902,864   | 598,472   | 902,864   | 493,134 | 0 | 0 | 493,134 |
| 2018 / Additional Info | 2018 (Final Value) | 859,168   | 504,718   | 859,168   | 448,304 | 0 | 0 | 448,304 |
| 2017 / Additional Info | 2017 (Final Value) | 408,032   | 242,385   | 408,032   | 407,549 | 0 | 0 | 407,549 |
| 2016                   | 2016 (Final Value) | 370,499   | 242,385   | 370,499   | 370,499 | 0 | 0 | 370,499 |
| 2015                   | 2015 (Final Value) | 370,499   | 242,385   | 370,499   | 370,499 | 0 | 0 | 370,499 |
| 2014                   | 2014 (Final Value) | 370,547   | 242,385   | 370,547   | 370,547 | 0 | 0 | 370,547 |
| 2013                   | 2013 (Final Value) | 370,594   | 242,385   | 370,594   | 370,594 | 0 | 0 | 370,594 |
| 2012                   | 2012 (Final Value) | 370,642   | 242,385   | 370,642   | 370,642 | 0 | 0 | 370,642 |
| 2011                   | 2011 (Final Value) | 370,689   | 242,385   | 370,689   | 370,689 | 0 | 0 | 370,689 |
| 2010                   | 2010 (Final Value) | 426,572   | 242,385   | 426,572   | 426,572 | 0 | 0 | 426,572 |
|                        | 2009 (Final Value) | 426,680   | 242,390   | 426,680   | 426,680 | 0 | 0 | 426,680 |
|                        | 2008 (Final Value) | 426,730   | 259,110   | 426,730   | 426,730 | 0 | 0 | 426,730 |
|                        | 2007 (Final Value) | 423,360   | 259,160   | 0         | 423,360 | 0 | 0 | 423,360 |
|                        | 2006 (Final Value) | 423,400   | 255,920   | 0         | 423,400 | 0 | 0 | 423,400 |
|                        | 2005 (Final Value) | 430,330   | 246,510   | 0         | 430,330 | 0 | 0 | 430,330 |
|                        | 2004 (Final Value) | 233,450   | 144,120   | 0         | 233,450 | 0 | 0 | 233,450 |
|                        | 2003 (Final Value) | 203,750   | 143,760   | 0         | 203,750 | 0 | 0 | 203,750 |
|                        | 2002 (Final Value) | 201,590   | 143,580   | 0         | 201,590 | 0 | 0 | 201,590 |
|                        | 2001 (Final Value) | 159,610   | 101,580   | 0         | 159,610 | 0 | 0 | 159,610 |
|                        | 2000 (Final Value) | 158,190   | 98,080    | 0         | 158,190 | 0 | 0 | 158,190 |
|                        | 1999 (Final Value) | 158,200   | 98,080    | 0         | 158,200 | 0 | 0 | 158,200 |
|                        | 1998 (Final Value) | 155,700   | 94,580    | 0         | 155,700 | 0 | 0 | 155,700 |
|                        | 1997 (Final Value) | 159,530   | 94,580    | 0         | 159,530 | 0 | 0 | 159,530 |
|                        | 1996 (Final Value) | 160,570   | 94,580    | 0         | 160,570 | 0 | 0 | 160,570 |
|                        | 1995 (Final Value) | 154,620   | 87,580    | 0         | 154,620 | 0 | 0 | 154,620 |
|                        | 1994 (Final Value) | 155,770   | 87,700    | 0         | 155,770 | 0 | 0 | 155,770 |
|                        | 1993 (Final Value) | 156,940   | 87,820    | 0         | 156,940 | 0 | 0 | 156,940 |
|                        | 1992 (Final Value) | 149,350   | 77,000    | 0         | 149,350 | 0 | 0 | 149,350 |

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 **Land** value is the portion of the total parcel assessment attributed to the land.

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 Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for *Homestead* properties OR 10% for non-*Homestead* properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

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

**Property Details (Current as of 1/29/2026)** 

Generated on 1/30/2026 4:58 PM

**Land**

**Land Tracts**

| Use Code | Use Code Description | Number of Units | Unit of Measure |
|----------|----------------------|-----------------|-----------------|
| 1410     | Convenience Store    | 13983.00        | Square Feet     |

**Land Features**

| Description           | Year Added | Units |
|-----------------------|------------|-------|
| PAVEMENT - CONCRETE   | 1974       | 1,188 |
| BLACK TOP - IMPROVED  | 1974       | 5,968 |
| FENCE - WOOD STOCKADE | 2000       | 666   |

**Buildings**

**Building 1 of 1**

**Building Characteristics**

| Improvement Type       | Model Type     | Stories    | Living Units         |
|------------------------|----------------|------------|----------------------|
| 43 - Convenience Store | 4 - COMMERCIAL | 1.0        | 0                    |
| Bedrooms               | Fixtures       | Year Built | Effective Year Built |
| 1                      | 0.0            | 1974       | 1990                 |

**Building Subareas**

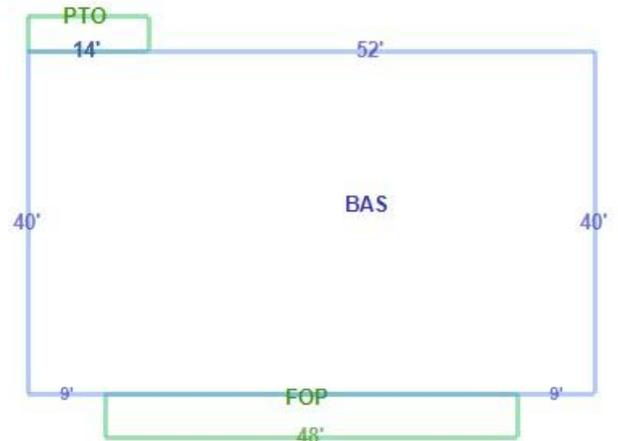
| Description               | Heated / Under Air | Area (Sq Ft) |
|---------------------------|--------------------|--------------|
| BAS - BASE                | Y                  | 2,640        |
| FOP - FINISHED OPEN PORCH | N                  | 240          |
| PTO - PATIO               | N                  | 56           |

**Building Front Photo**



Photo Date: May of 2024

**Building Footprint**



**Land**

**Land Tracts**

| Use Code | Use Code Description | Number of Units | Unit of Measure |
|----------|----------------------|-----------------|-----------------|
| 1410     | Convenience Store    | 13983.00        | Square Feet     |

**Land Features**

| Description           | Year Added | Units |
|-----------------------|------------|-------|
| PAVEMENT - CONCRETE   | 1974       | 1,188 |
| BLACK TOP - IMPROVED  | 1974       | 5,968 |
| FENCE - WOOD STOCKADE | 2000       | 666   |

**Buildings**

**Building 1 of 1**

**Building Characteristics**

| Improvement Type       | Model Type     | Stories    | Living Units         |
|------------------------|----------------|------------|----------------------|
| 43 - Convenience Store | 4 - COMMERCIAL | 1.0        | 0                    |
| Bedrooms               | Fixtures       | Year Built | Effective Year Built |
| 1                      | 0.0            | 1974       | 1990                 |

**Building Subareas**

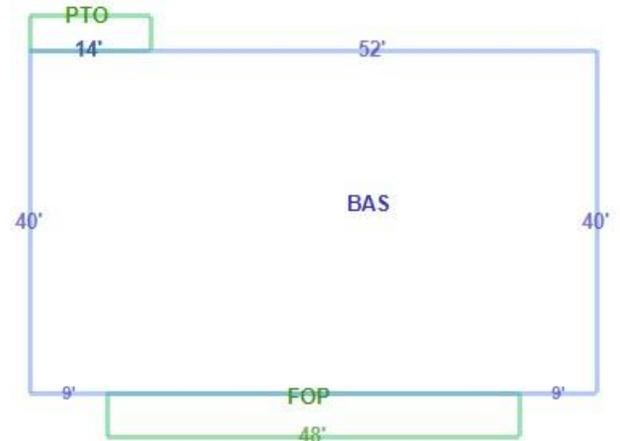
| Description               | Heated / Under Air | Area (Sq Ft) |
|---------------------------|--------------------|--------------|
| BAS - BASE                | Y                  | 2,640        |
| FOP - FINISHED OPEN PORCH | N                  | 240          |
| PTO - PATIO               | N                  | 56           |

**Building Front Photo**



Photo Date: May of 2024

**Building Footprint**



**Taxing Authorities**

| Name / Code                                    | Category             | Mailing Address   |
|--|----------------------|---|
| LEE CO GENERAL REVENUE / 044                   | County               | LEE COUNTY OFFICE OF MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398              |
| LEE CO HYACINTH CONTROL DIST / 051             | Independent District | LEE CO HYACINTH CONTROL DIST<br>15191 HOMESTEAD RD<br>LEHIGH ACRES FL 33971               |
| LEE CO MOSQUITO CONTROL DIST / 053             | Independent District | LEE CO MOSQUITO CONTROL DIST<br>15191 HOMESTEAD RD<br>LEHIGH ACRES FL 33971               |
| SANIBEL FIRE & RESCUE DIST / 080               | Independent District | SANIBEL FIRE & RESCUE DIST<br>2351 PALM RIDGE RD<br>SANIBEL FL 33957-3204                 |
| SANIBEL PUBLIC LIBRARY DIST / 268              | Independent District | SANIBEL PUBLIC LIBRARY DIST<br>770 DUNLOP RD<br>SANIBEL FL 33957-4016                     |
| WEST COAST INLAND NAVIGATION DIST / 098        | Independent District | WEST COAST INLAND NAVIGATION DIST<br>200 MIAMI AVE E<br>VENICE FL 34285-2408              |
| CITY OF SANIBEL / 079                          | Municipal            | CITY OF SANIBEL<br>800 DUNLOP RD<br>SANIBEL FL 33957-4096                                 |
| PUBLIC SCHOOL - BY LOCAL BOARD / 012           | Public Schools       | LEE COUNTY SCHOOL BOARD<br>BUDGET DEPARTMENT<br>2855 COLONIAL BLVD<br>FORT MYERS FL 33966 |
| PUBLIC SCHOOL - BY STATE LAW / 013             | Public Schools       | LEE COUNTY SCHOOL BOARD<br>BUDGET DEPARTMENT<br>2855 COLONIAL BLVD<br>FORT MYERS FL 33966 |
| GREEN CORRIDOR PACE / 363                      | Special District     |   |
| CITY OF SANIBEL REC CTR VOTED DEBT SVC / 261   | Voter Approved       | CITY OF SANIBEL<br>800 DUNLOP RD<br>SANIBEL FL 33957-4096                                 |
| CITY OF SANIBEL SEWER VOTED DEBT SERVICE / 129 | Voter Approved       | CITY OF SANIBEL<br>800 DUNLOP RD<br>SANIBEL FL 33957-4096                                 |
| SFWMD-DISTRICT-WIDE / 110                      | Water District       | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |
| SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084    | Water District       | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |
| SFWMD-OKEECHOBEE BASIN / 308                   | Water District       | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |

## Sales / Transactions

Generated on 1/30/2026 4:58 PM

| Sale Price | Date       | Clerk<br>File Number | Type | Notes | Vacant/<br>Improved |
|------------|------------|----------------------|------|-------|---------------------|
| 0.00       | 12/01/1993 | 2679/185             | 03   |       | I                   |
| 121,300.00 | 11/01/1975 | 1113/237             |      |       |                     |

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

## Building / Construction Permit Data

Generated on 1/30/2026 4:58 PM

| Permit Number    | Permit Type               | Date       |
|------------------|---------------------------|------------|
| PLUM-2025-019521 | Plumbing                  | 02/24/2025 |
| IRRG-2024-015790 | Landscape / Irrigation    | 03/05/2024 |
| EMER-2023-012638 | Building Remodel / Repair | 10/06/2023 |
| BLDC-2022-003044 | Building Remodel / Repair | 04/15/2022 |
| 19-00056872      | AC New / Change out       | 07/01/2019 |
| 16-00051141      | Roof                      | 01/19/2017 |
| 10-00038676      | Building Remodel / Repair | 10/04/2010 |
| 09-00036787      | Building Miscellaneous    | 08/03/2009 |
| 08-00034462      | Commercial                | 02/18/2008 |
| 11922            | Commercial                | 10/05/1994 |
| 9940             | Commercial                | 12/19/1992 |
| 6453             | Commercial                | 04/23/1987 |
| 4582             | Commercial                | 10/01/1984 |

### IMPORTANT: 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

Generated on 1/30/2026 4:58 PM

| Prior STRAP            | Prior Folio ID | Renumber Reason            | Renumber Date |
|------------------------|----------------|----------------------------|---------------|
| 30-46-23-J0-00004.008A | N/A            | Reserved for Renumber ONLY | N/A           |

## Solid Waste (Garbage) Roll Data

Generated on 1/30/2026 4:58 PM

| Solid Waste District  | Roll Type               | Category | Unit / Area | Tax Amount |
|-----------------------|-------------------------|----------|-------------|------------|
| 010 - City of Sanibel | C - Commercial Category | E        | 2715        | 629.88     |

## Flood and Storm Information

Generated on 1/30/2026 4:58 PM

[Flood Insurance](#) [Find my flood zone](#)

[Evacuation Zone](#)

**Community**

**Panel**

**Version**

**Date**

071C

0533

G

11/17/2022

A

Generated on 1/30/2026 4:58 PM



# Property Data

STRAP: 30-46-23-T1-00004.0080 Folio ID: 10128026

Tax Roll Value Letter 2025

Generated on 1/30/2026 5:00 PM

## Owner Of Record - Sole Owner

[\[Change Mailing Address\]](#)



COMMUNITY HOUSING AND RESOURCE  
2340 PERIWINKLE WAY #K2  
SANIBEL FL 33957

## Site Address

Site Address maintained by [E911 Program Addressing](#)

1517 PERIWINKLE WAY  
SANIBEL FL 33957

## Property Description

Do not use for legal documents!



BEG 8 FT E + 290.04 FT S OF NW COR OF SEC TH N 73 DEG 35 MIN 40  
SEC E 700

### Attributes and Location Details

Total Bedrooms / Bathrooms 0  
1st Year Building on Tax Roll N/A  
Historic Designation No

| Township        | Range    | Section   | Block | Lot |
|-----------------|----------|-----------|-------|-----|
| 46              | 23E      | 30        |       |     |
| Municipality    | Latitude | Longitude |       |     |
| City of Sanibel | 26.44176 | -82.05373 |       |     |

[View Parcel on Google Maps](#)

[ Tax Map Viewer ] [ View Comparables ]



[ Pictometry Aerial Viewer ]

## Image of Structure



## Property Values / Exemptions / TRIM Notices

Generated on 1/30/2026 5:00 PM

Exemption

Amount

Affordable Housing Property

285,690.00

| TRIM Notices                           | Tax Year           | Just    | Land    | Market Assessed | Capped Assessed | Exemptions | Classified Use | Taxable |
|--|--------------------|---------|---------|-----------------|-----------------|------------|----------------|---------|
| <a href="#">2025 / Additional Info</a> | 2025 (Final Value) | 726,478 | 726,478 | 726,478         | 285,690         | 285,690    | 0              | 0       |

|                        |                    |           |         |         |           |         |   |           |
|------------------------|--------------------|-----------|---------|---------|-----------|---------|---|-----------|
| 2024 / Additional Info | 2024 (Final Value) | 726,478   | 726,478 | 726,478 | 259,718   | 259,718 | 0 | 0         |
| 2023 / Additional Info | 2023 (Final Value) | 340,023   | 238,928 | 340,023 | 340,023   | 340,023 | 0 | 0         |
| 2022 / Additional Info | 2022 (Final Value) | 337,912   | 214,643 | 337,912 | 318,432   | 318,432 | 0 | 0         |
| 2021 / Additional Info | 2021 (Final Value) | 336,863   | 224,790 | 336,863 | 289,484   | 289,484 | 0 | 0         |
| 2020 / Additional Info | 2020 (Final Value) | 336,933   | 209,574 | 336,933 | 263,167   | 263,167 | 0 | 0         |
| 2019 / Additional Info | 2019 (Final Value) | 324,691   | 200,707 | 324,691 | 239,243   | 239,243 | 0 | 0         |
| 2018 / Additional Info | 2018 (Final Value) | 330,086   | 206,620 | 330,086 | 217,494   | 217,494 | 0 | 0         |
| 2017 / Additional Info | 2017 (Final Value) | 305,985   | 185,498 | 305,985 | 197,722   | 197,722 | 0 | 0         |
| 2016                   | 2016 (Final Value) | 272,330   | 169,319 | 272,330 | 179,747   | 179,747 | 0 | 0         |
| 2015                   | 2015 (Final Value) | 172,734   | 97,883  | 172,734 | 163,406   | 163,406 | 0 | 0         |
| 2014                   | 2014 (Final Value) | 232,637   | 129,298 | 232,637 | 148,551   | 148,551 | 0 | 0         |
| 2013                   | 2013 (Final Value) | 140,928   | 100,068 | 140,928 | 135,046   | 135,046 | 0 | 0         |
| 2012                   | 2012 (Final Value) | 122,769   | 87,174  | 122,769 | 122,769   | 122,769 | 0 | 0         |
| 2011                   | 2011 (Final Value) | 141,896   | 100,755 | 141,896 | 141,896   | 141,896 | 0 | 0         |
| 2010                   | 2010 (Final Value) | 131,338   | 85,230  | 131,338 | 131,338   | 131,338 | 0 | 0         |
|                        | 2009 (Final Value) | 140,280   | 97,900  | 140,280 | 140,280   | 140,280 | 0 | 0         |
|                        | 2008 (Final Value) | 825,000   | 685,330 | 825,000 | 825,000   | 0       | 0 | 825,000   |
|                        | 2007 (Final Value) | 975,000   | 685,330 | 0       | 975,000   | 0       | 0 | 975,000   |
|                        | 2006 (Final Value) | 1,320,000 | 685,330 | 0       | 1,320,000 | 0       | 0 | 1,320,000 |
|                        | 2005 (Final Value) | 386,370   | 305,710 | 0       | 386,370   | 0       | 0 | 386,370   |
|                        | 2004 (Final Value) | 386,370   | 200,610 | 0       | 386,370   | 0       | 0 | 386,370   |
|                        | 2003 (Final Value) | 349,920   | 195,610 | 0       | 349,920   | 0       | 0 | 349,920   |
|                        | 2002 (Final Value) | 349,920   | 195,140 | 0       | 349,920   | 0       | 0 | 349,920   |
|                        | 2001 (Final Value) | 349,920   | 195,140 | 0       | 349,920   | 0       | 0 | 349,920   |
|                        | 2000 (Final Value) | 349,920   | 188,890 | 0       | 349,920   | 0       | 0 | 349,920   |
|                        | 1999 (Final Value) | 306,180   | 188,890 | 0       | 306,180   | 0       | 0 | 306,180   |
|                        | 1998 (Final Value) | 291,600   | 186,390 | 0       | 291,600   | 0       | 0 | 291,600   |
|                        | 1997 (Final Value) | 289,800   | 186,390 | 0       | 289,800   | 0       | 0 | 289,800   |
|                        | 1996 (Final Value) | 289,800   | 186,390 | 0       | 289,800   | 0       | 0 | 289,800   |
|                        | 1995 (Final Value) | 287,100   | 186,390 | 0       | 287,100   | 0       | 0 | 287,100   |
|                        | 1994 (Final Value) | 287,100   | 185,000 | 0       | 287,100   | 0       | 0 | 287,100   |
|                        | 1993 (Final Value) | 287,100   | 185,000 | 0       | 287,100   | 0       | 0 | 287,100   |
|                        | 1992 (Final Value) | 280,500   | 185,000 | 0       | 280,500   | 0       | 0 | 280,500   |

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 **Land** value is the portion of the total parcel assessment attributed to the land.

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 Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

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

**Property Details (Current as of 1/29/2026)** 

Generated on 1/30/2026 5:00 PM

**Land**  
**Land Tracts**

| Use Code | Use Code Description | Number of Units | Unit of Measure |
|----------|----------------------|-----------------|-----------------|
| 1000     | Commercial, Vacant   | 41513.00        | Square Feet     |

 **Property Details (2025 Tax Roll)** 

Generated on 1/30/2026 5:00 PM

**Land**  
**Land Tracts**

| Use Code | Use Code Description | Number of Units | Unit of Measure |
|----------|----------------------|-----------------|-----------------|
| 1000     | Commercial, Vacant   | 41513.00        | Square Feet     |

**Taxing Authorities**

Generated on 1/30/2026 5:00 PM

**CITY OF SANIBEL / 010**

| Name / Code                                    | Category             | Mailing Address   |
|--|----------------------|---|
| LEE CO GENERAL REVENUE / 044                   | County               | LEE COUNTY OFFICE OF MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398              |
| LEE CO HYACINTH CONTROL DIST / 051             | Independent District | LEE CO HYACINTH CONTROL DIST<br>15191 HOMESTEAD RD<br>LEHIGH ACRES FL 33971               |
| LEE CO MOSQUITO CONTROL DIST / 053             | Independent District | LEE CO MOSQUITO CONTROL DIST<br>15191 HOMESTEAD RD<br>LEHIGH ACRES FL 33971               |
| SANIBEL FIRE & RESCUE DIST / 080               | Independent District | SANIBEL FIRE & RESCUE DIST<br>2351 PALM RIDGE RD<br>SANIBEL FL 33957-3204                 |
| SANIBEL PUBLIC LIBRARY DIST / 268              | Independent District | SANIBEL PUBLIC LIBRARY DIST<br>770 DUNLOP RD<br>SANIBEL FL 33957-4016                     |
| WEST COAST INLAND NAVIGATION DIST / 098        | Independent District | WEST COAST INLAND NAVIGATION DIST<br>200 MIAMI AVE E<br>VENICE FL 34285-2408              |
| CITY OF SANIBEL / 079                          | Municipal            | CITY OF SANIBEL<br>800 DUNLOP RD<br>SANIBEL FL 33957-4096                                 |
| PUBLIC SCHOOL - BY LOCAL BOARD / 012           | Public Schools       | LEE COUNTY SCHOOL BOARD<br>BUDGET DEPARTMENT<br>2855 COLONIAL BLVD<br>FORT MYERS FL 33966 |
| PUBLIC SCHOOL - BY STATE LAW / 013             | Public Schools       | LEE COUNTY SCHOOL BOARD<br>BUDGET DEPARTMENT<br>2855 COLONIAL BLVD<br>FORT MYERS FL 33966 |
| GREEN CORRIDOR PACE / 363                      | Special District     |   |
| CITY OF SANIBEL REC CTR VOTED DEBT SVC / 261   | Voter Approved       | CITY OF SANIBEL<br>800 DUNLOP RD<br>SANIBEL FL 33957-4096                                 |
| CITY OF SANIBEL SEWER VOTED DEBT SERVICE / 129 | Voter Approved       | CITY OF SANIBEL<br>800 DUNLOP RD<br>SANIBEL FL 33957-4096                                 |
| SFWMD-DISTRICT-WIDE / 110                      | Water District       | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |
| SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084    | Water District       | SFWMD<br>3301 GUN CLUB RD   |

### Sales / Transactions

Generated on 1/30/2026 5:00 PM

| Sale Price | Date       | Clerk File Number | Type | Notes | Vacant/Improved |
|------------|------------|-------------------|------|-------|-----------------|
| 875,000.00 | 02/22/2008 | 2008000050950     | 08   |       |                 |
| 100.00     | 10/10/2003 | 4131/4596         | 01   |       |                 |
| 410,000.00 | 09/17/1999 | 3169/2550         | 06   |       |                 |
| 355,000.00 | 11/01/1997 | 2885/3453         | 06   |       |                 |
| 335,000.00 | 05/01/1994 | 2503/2016         | 06   |       |                 |
| 382,000.00 | 07/01/1988 | 2010/2942         | 01   |       |                 |

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

### Building / Construction Permit Data

Generated on 1/30/2026 5:00 PM

| Permit Number                    | Permit Type               | Date       |
|----------------------------------|---------------------------|------------|
| <a href="#">DEMO-2023-013263</a> | Demolition                | 10/03/2023 |
| <a href="#">20-00058574</a>      | Building Remodel / Repair | 05/05/2020 |
| <a href="#">18-00054038</a>      | Building Remodel / Repair | 04/26/2018 |
| <a href="#">17-00051602</a>      | Building Remodel / Repair | 05/15/2017 |
| <a href="#">16-00050901</a>      | Plumbing                  | 10/24/2016 |
| <a href="#">08-00035427</a>      | Building Remodel / Repair | 11/06/2008 |
| <a href="#">08-00035113</a>      | Building Remodel / Repair | 07/08/2008 |
| <a href="#">5565</a>             | Commercial                | 03/04/1986 |
| <a href="#">3311</a>             | Residential               | 08/04/1982 |

**IMPORTANT: 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

Generated on 1/30/2026 5:00 PM

| Prior STRAP            | Prior Folio ID | Renumber Reason            | Renumber Date |
|------------------------|----------------|----------------------------|---------------|
| 30-46-23-J0-00004.0080 | N/A            | Reserved for Renumber ONLY | 01/01/1975    |

## Solid Waste (Garbage) Roll Data

Generated on 1/30/2026 5:00 PM

| Solid Waste District  | Roll Type                 | Category | Unit / Area | Tax Amount |
|-----------------------|---------------------------|----------|-------------|------------|
| 010 - City of Sanibel | M - Multi-Family Category |          | 0           | 0.00       |

## Flood and Storm Information

Generated on 1/30/2026 5:00 PM

[Flood Insurance](#) [Find my flood zone](#)

| Community | Panel | Version | Date       | Evacuation Zone |
|-----------|-------|---------|------------|-----------------|
| 071C      | 0533  | G       | 11/17/2022 | A               |

Generated on 1/30/2026 5:00 PM



# Property Data

STRAP: 30-46-23-T1-00004.0050 Folio ID: 10128023

Tax Roll Value Letter 2025

Generated on 1/30/2026 4:55 PM

## Owner Of Record - Sole Owner

[\[Change Mailing Address\]](#)



RODENBURG FAMILY LLC  
11560 PALISADE AVE N  
STILLWATER MN 55082

## Site Address

Site Address maintained by [E911 Program Addressing](#)

1539 PERIWINKLE WAY  
SANIBEL FL 33957

## Property Description

Do not use for legal documents!



PARL IN SE1/4 DESC OR 1460 PG 0084 LESS OR 2566 PG 1195

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 1460 and 84 for the book and page numbers.

### Attributes and Location Details

|  |           |
|--|-----------|
| Total Bedrooms / Bathrooms   | 14 / 14.0 |
| Gross Living Area (multiple buildings, see Property Details below)   | 6,582     |
| Gross Building Area (multiple buildings, see Property Details below) | 5,952     |
| 1st Year Building on Tax Roll  | 1969      |
| Historic Designation   | No        |

|                     |                 |                  |              |            |
|---------------------|-----------------|------------------|--------------|------------|
| <b>Township</b>     | <b>Range</b>    | <b>Section</b>   | <b>Block</b> | <b>Lot</b> |
| 46                  | 23E             | 30               |              |            |
| <b>Municipality</b> | <b>Latitude</b> | <b>Longitude</b> |              |            |
| City of Sanibel     | 26.44169        | -82.05459        |              |            |

[View Parcel on Google Maps](#)

[\[ Tax Map Viewer \]](#) [\[ View Comparables \]](#)



[\[ Pictometry Aerial Viewer \]](#)

## Image of Structure



[◀ Photo Date August of 2025 ▶](#)  [View other photos](#)

Last Inspection Date: 05/30/2024

## Property Values / Exemptions / TRIM Notices

Generated on 1/30/2026 4:55 PM

No existing exemptions found for this property.

| TRIM Notices                           | Tax Year           | Just      | Land      | Market Assessed | Capped Assessed | Exemptions | Classified Use | Taxable   |
|--|--------------------|-----------|-----------|-----------------|-----------------|------------|----------------|-----------|
| <a href="#">2025 / Additional Info</a> | 2025 (Final Value) | 2,503,330 | 1,875,270 | 2,503,330       | 2,503,330       | 0          | 0              | 2,503,330 |

|                        |                    |           |           |           |           |   |   |           |
|------------------------|--------------------|-----------|-----------|-----------|-----------|---|---|-----------|
| 2024 / Additional Info | 2024 (Final Value) | 3,391,546 | 1,875,270 | 3,391,546 | 2,296,118 | 0 | 0 | 2,296,118 |
| 2023 / Additional Info | 2023 (Final Value) | 3,424,058 | 2,839,543 | 3,424,058 | 2,087,380 | 0 | 0 | 2,087,380 |
| 2022 / Additional Info | 2022 (Final Value) | 3,125,601 | 2,534,490 | 3,125,601 | 1,897,618 | 0 | 0 | 1,897,618 |
| 2021 / Additional Info | 2021 (Final Value) | 2,315,251 | 1,938,654 | 2,315,251 | 1,725,107 | 0 | 0 | 1,725,107 |
| 2020 / Additional Info | 2020 (Final Value) | 2,312,606 | 1,936,029 | 2,312,606 | 1,568,279 | 0 | 0 | 1,568,279 |
| 2019 / Additional Info | 2019 (Final Value) | 1,931,050 | 1,614,232 | 1,931,050 | 1,425,708 | 0 | 0 | 1,425,708 |
| 2018 / Additional Info | 2018 (Final Value) | 1,896,634 | 1,433,756 | 1,896,634 | 1,296,098 | 0 | 0 | 1,296,098 |
| 2017 / Additional Info | 2017 (Final Value) | 1,879,017 | 1,440,398 | 1,879,017 | 1,178,271 | 0 | 0 | 1,178,271 |
| 2016                   | 2016 (Final Value) | 1,878,995 | 1,458,135 | 1,878,995 | 1,071,155 | 0 | 0 | 1,071,155 |
| 2015                   | 2015 (Final Value) | 1,188,730 | 873,261   | 1,188,730 | 973,777   | 0 | 0 | 973,777   |
| 2014                   | 2014 (Final Value) | 885,252   | 631,265   | 885,252   | 885,252   | 0 | 0 | 885,252   |
| 2013                   | 2013 (Final Value) | 1,059,218 | 647,916   | 1,059,218 | 1,059,218 | 0 | 0 | 1,059,218 |
| 2012                   | 2012 (Final Value) | 1,332,687 | 647,916   | 1,332,687 | 1,332,687 | 0 | 0 | 1,332,687 |
| 2011                   | 2011 (Final Value) | 1,223,289 | 647,916   | 1,223,289 | 1,223,289 | 0 | 0 | 1,223,289 |
| 2010                   | 2010 (Final Value) | 1,010,150 | 647,916   | 1,010,150 | 1,010,150 | 0 | 0 | 1,010,150 |
|                        | 2009 (Final Value) | 948,990   | 647,920   | 948,990   | 948,990   | 0 | 0 | 948,990   |
|                        | 2008 (Final Value) | 1,038,660 | 809,900   | 1,038,660 | 1,038,660 | 0 | 0 | 1,038,660 |
|                        | 2007 (Final Value) | 1,209,940 | 809,900   | 0         | 1,209,940 | 0 | 0 | 1,209,940 |
|                        | 2006 (Final Value) | 1,473,630 | 809,900   | 0         | 1,473,630 | 0 | 0 | 1,473,630 |
|                        | 2005 (Final Value) | 1,385,130 | 809,900   | 0         | 1,385,130 | 0 | 0 | 1,385,130 |
|                        | 2004 (Final Value) | 616,970   | 370,000   | 0         | 616,970   | 0 | 0 | 616,970   |
|                        | 2003 (Final Value) | 615,660   | 355,000   | 0         | 615,660   | 0 | 0 | 615,660   |
|                        | 2002 (Final Value) | 616,970   | 355,000   | 0         | 616,970   | 0 | 0 | 616,970   |
|                        | 2001 (Final Value) | 620,170   | 305,000   | 0         | 620,170   | 0 | 0 | 620,170   |
|                        | 2000 (Final Value) | 567,710   | 295,000   | 0         | 567,710   | 0 | 0 | 567,710   |
|                        | 1999 (Final Value) | 541,400   | 295,000   | 0         | 541,400   | 0 | 0 | 541,400   |
|                        | 1998 (Final Value) | 522,070   | 289,000   | 0         | 522,070   | 0 | 0 | 522,070   |
|                        | 1997 (Final Value) | 514,550   | 289,000   | 0         | 514,550   | 0 | 0 | 514,550   |
|                        | 1996 (Final Value) | 486,480   | 289,000   | 0         | 486,480   | 0 | 0 | 486,480   |
|                        | 1995 (Final Value) | 482,840   | 285,000   | 0         | 482,840   | 0 | 0 | 482,840   |
|                        | 1994 (Final Value) | 475,480   | 285,000   | 0         | 475,480   | 0 | 0 | 475,480   |
|                        | 1993 (Final Value) | 466,140   | 285,000   | 0         | 466,140   | 0 | 0 | 466,140   |
|                        | 1992 (Final Value) | 440,840   | 275,000   | 0         | 440,840   | 0 | 0 | 440,840   |

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 **Land** value is the portion of the total parcel assessment attributed to the land.

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)

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The **Exemptions** value is the total amount of all exemptions on the parcel.

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

## Property Details (Current as of 1/29/2026)

Generated on 1/30/2026 4:55 PM

**Land  
Land Tracts**

| Use Code | Use Code Description | Number of Units | Unit of Measure |
|----------|----------------------|-----------------|-----------------|
| 3900     | Motel                | 62509.00        | Square Feet     |

**Buildings**

**Building 1 of 5**

**Building Characteristics**

| Improvement Type               | Model Type             | Stories    | Living Units         |
|--------------------------------|------------------------|------------|----------------------|
| 44 - Hotel/Motel - Low Quality | 3 - MULTIPLE RES/HOTEL | 1.0        | 3                    |
| Bedrooms                       | Bathrooms              | Year Built | Effective Year Built |
| 4                              | 4.0                    | 1969       | 1989                 |

**Building Subareas**

| Description               | Heated / Under Air | Area (Sq Ft) |
|---------------------------|--------------------|--------------|
| AOF - AVERAGE OFFICE      | Y                  | 192          |
| APT - APARTMENT           | Y                  | 540          |
| BAS - BASE                | Y                  | 1,380        |
| FOP - FINISHED OPEN PORCH | N                  | 304          |
| STP - STOOP               | N                  | 96           |

**Building Features**

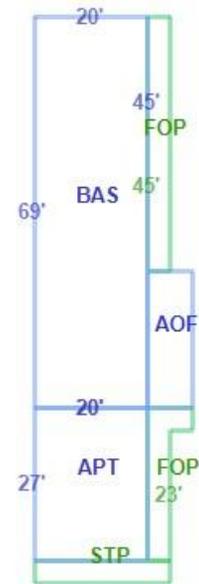
| Description       | Year Added | Units |
|-------------------|------------|-------|
| PATIO - CONCRETE  | 1980       | 550   |
| DECK - WOOD       | 1995       | 504   |
| POOL - COMMERCIAL | 2000       | 800   |

**Building Front Photo**



Photo Date: August of 2025

**Building Footprint**



**Building 2 of 5**

**Building Characteristics**

| Improvement Type | Model Type | Stories | Living Units |
|------------------|------------|---------|--------------|
|------------------|------------|---------|--------------|

44 - Hotel/Motel - Low Quality

3 - MULTIPLE RES/HOTEL

1.0

4

**Bedrooms**

4

**Bathrooms**

4.0

**Year Built**

1969

**Effective Year Built**

1988

**Building Subareas**

**Description**

**Heated / Under Air**

**Area (Sq Ft)**

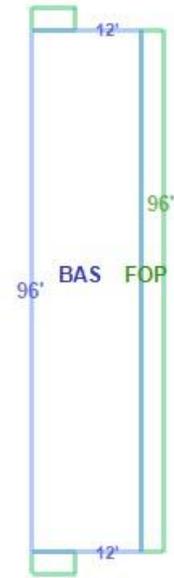
|                           |   |       |
|---------------------------|---|-------|
| BAS - BASE                | Y | 1,920 |
| FOP - FINISHED OPEN PORCH | N | 384   |
| STP - STOOP               | N | 64    |

**Building Front Photo**



Photo Date: May of 2024

**Building Footprint**



**Building 3 of 5**

**Building Characteristics**

**Improvement Type**

44 - Hotel/Motel - Low Quality

**Model Type**

3 - MULTIPLE RES/HOTEL

**Stories**

1.0

**Living Units**

4

**Bedrooms**

4

**Bathrooms**

4.0

**Year Built**

1969

**Effective Year Built**

1989

**Building Subareas**

**Description**

**Heated / Under Air**

**Area (Sq Ft)**

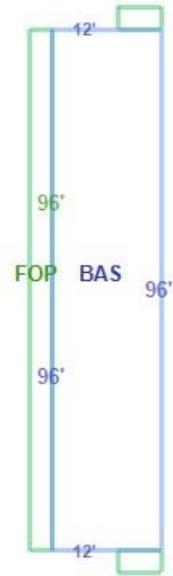
|                           |   |       |
|---------------------------|---|-------|
| BAS - BASE                | Y | 1,920 |
| FOP - FINISHED OPEN PORCH | N | 384   |
| STP - STOOP               | N | 64    |

**Building Front Photo**

**Building Footprint**



Photo Date: February of 2024



**Building 4 of 5**

**Building Characteristics**

**Improvement Type**

97 - Cottage/Bungalow

**Bedrooms**

1

**Model Type**

1 - SINGLE FAMILY RESIDENTIAL

**Bathrooms**

1.0

**Stories**

1.0

**Year Built**

1969

**Living Units**

1

**Effective Year Built**

1989

**Building Subareas**

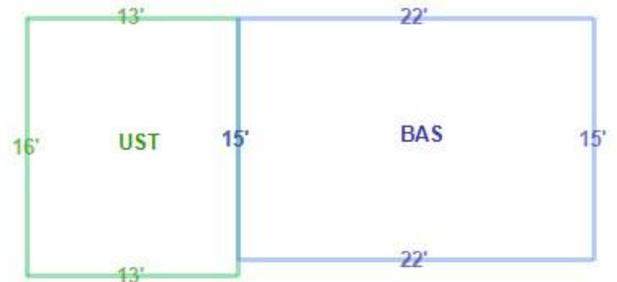
| Description              | Heated / Under Air | Area (Sq Ft) |
|--------------------------|--------------------|--------------|
| BAS - BASE               | Y                  | 330          |
| UST - UNFINISHED UTILITY | N                  | 208          |

**Building Front Photo**



Photo Date: May of 2024

**Building Footprint**



**Building 5 of 5**

**Building Characteristics**

| Improvement Type      | Model Type                    | Stories    | Living Units         |
|-----------------------|-------------------------------|------------|----------------------|
| 97 - Cottage/Bungalow | 1 - SINGLE FAMILY RESIDENTIAL | 1.0        | 1                    |
| Bedrooms              | Bathrooms                     | Year Built | Effective Year Built |
| 1                     | 1.0                           | 1969       | 1989                 |

**Building Subareas**

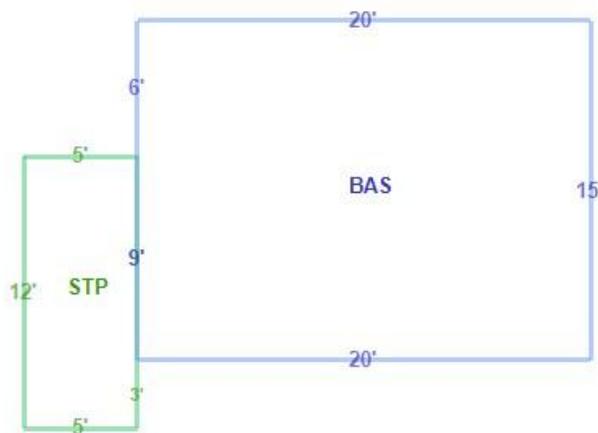
| Description | Heated / Under Air | Area (Sq Ft) |
|-------------|--------------------|--------------|
| BAS - BASE  | Y                  | 300          |
| STP - STOOP | N                  | 60           |

**Building Front Photo**



Photo Date: January of 2023

**Building Footprint**



**Property Details (2025 Tax Roll)**

Generated on 1/30/2026 4:55 PM

**Land**

**Land Tracts**

| Use Code | Use Code Description | Number of Units | Unit of Measure |
|----------|----------------------|-----------------|-----------------|
| 3900     | Motel                | 62509.00        | Square Feet     |

**Buildings**

**Building 1 of 5**

**Building Characteristics**

| Improvement Type               | Model Type             | Stories    | Living Units         |
|--------------------------------|------------------------|------------|----------------------|
| 44 - Hotel/Motel - Low Quality | 3 - MULTIPLE RES/HOTEL | 1.0        | 3                    |
| Bedrooms                       | Bathrooms              | Year Built | Effective Year Built |

**Building Subareas**

| Description               | Heated / Under Air | Area (Sq Ft) |
|---------------------------|--------------------|--------------|
| AOF - AVERAGE OFFICE      | Y                  | 192          |
| APT - APARTMENT           | Y                  | 540          |
| BAS - BASE                | Y                  | 1,380        |
| FOP - FINISHED OPEN PORCH | N                  | 304          |
| STP - STOOP               | N                  | 96           |

**Building Features**

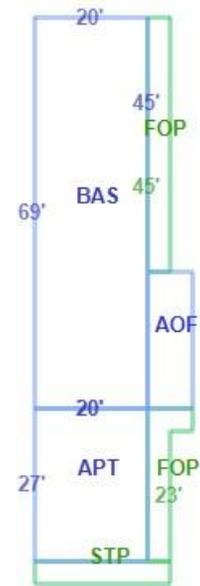
| Description       | Year Added | Units |
|-------------------|------------|-------|
| PATIO - CONCRETE  | 1980       | 550   |
| DECK - WOOD       | 1995       | 504   |
| POOL - COMMERCIAL | 2000       | 800   |

Building Front Photo



Photo Date: August of 2025

Building Footprint



**Building 2 of 5**

**Building Characteristics**

| Improvement Type               | Model Type             | Stories    | Living Units         |
|--------------------------------|------------------------|------------|----------------------|
| 44 - Hotel/Motel - Low Quality | 3 - MULTIPLE RES/HOTEL | 1.0        | 4                    |
| Bedrooms                       | Bathrooms              | Year Built | Effective Year Built |
| 4                              | 4.0                    | 1969       | 1988                 |

**Building Subareas**

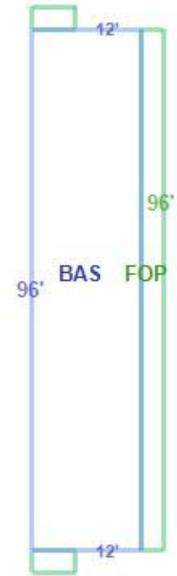
| Description               | Heated / Under Air | Area (Sq Ft) |
|---------------------------|--------------------|--------------|
| BAS - BASE                | Y                  | 1,920        |
| FOP - FINISHED OPEN PORCH | N                  | 384          |
| STP - STOOP               | N                  | 64           |

Building Front Photo

Building Footprint



Photo Date: May of 2024



**Building 3 of 5**

**Building Characteristics**

| Improvement Type               | Model Type             | Stories    | Living Units         |
|--------------------------------|------------------------|------------|----------------------|
| 44 - Hotel/Motel - Low Quality | 3 - MULTIPLE RES/HOTEL | 1.0        | 4                    |
| Bedrooms                       | Bathrooms              | Year Built | Effective Year Built |
| 4                              | 4.0                    | 1969       | 1989                 |

**Building Subareas**

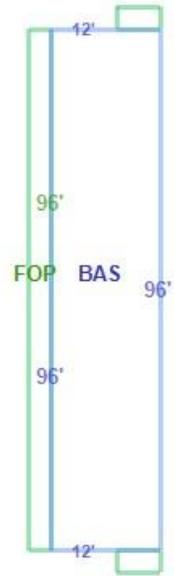
| Description               | Heated / Under Air | Area (Sq Ft) |
|---------------------------|--------------------|--------------|
| BAS - BASE                | Y                  | 1,920        |
| FOP - FINISHED OPEN PORCH | N                  | 384          |
| STP - STOOP               | N                  | 64           |

**Building Front Photo**

**Building Footprint**



Photo Date: February of 2024



**Building 4 of 5**

**Building Characteristics**

| Improvement Type      | Model Type                    | Stories    | Living Units         |
|-----------------------|-------------------------------|------------|----------------------|
| 97 - Cottage/Bungalow | 1 - SINGLE FAMILY RESIDENTIAL | 1.0        | 1                    |
| Bedrooms              | Bathrooms                     | Year Built | Effective Year Built |
| 1                     | 1.0                           | 1969       | 1989                 |

**Building Subareas**

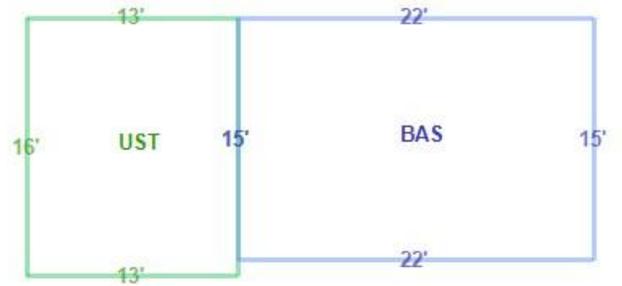
| Description              | Heated / Under Air | Area (Sq Ft) |
|--------------------------|--------------------|--------------|
| BAS - BASE               | Y                  | 330          |
| UST - UNFINISHED UTILITY | N                  | 208          |

**Building Front Photo**



Photo Date: May of 2024

**Building Footprint**



## Building 5 of 5

### Building Characteristics

| Improvement Type      | Model Type                    | Stories    | Living Units         |
|-----------------------|-------------------------------|------------|----------------------|
| 97 - Cottage/Bungalow | 1 - SINGLE FAMILY RESIDENTIAL | 1.0        | 1                    |
| Bedrooms              | Bathrooms                     | Year Built | Effective Year Built |
| 1                     | 1.0                           | 1969       | 1989                 |

### Building Subareas

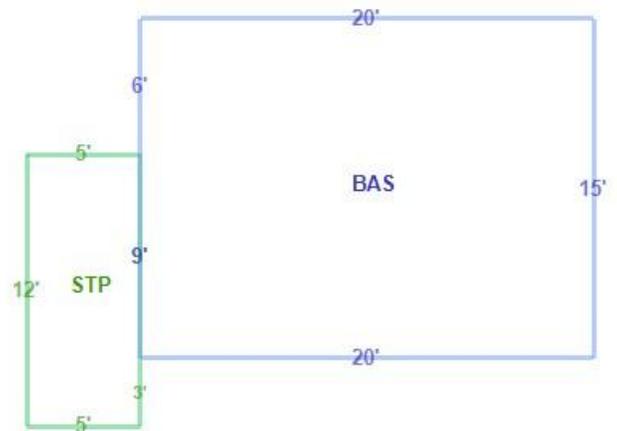
| Description | Heated / Under Air | Area (Sq Ft) |
|-------------|--------------------|--------------|
| BAS - BASE  | Y                  | 300          |
| STP - STOOP | N                  | 60           |

Building Front Photo



Photo Date: January of 2023

Building Footprint



## Taxing Authorities

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CITY OF SANIBEL / 010

| Name / Code                        | Category             | Mailing Address  |
|------------------------------------|----------------------|--|
| LEE CO GENERAL REVENUE / 044       | County               | LEE COUNTY OFFICE OF MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398 |
| LEE CO HYACINTH CONTROL DIST / 051 | Independent District | LEE CO HYACINTH CONTROL DIST<br>15191 HOMESTEAD RD<br>LEHIGH ACRES FL 33971  |
| LEE CO MOSQUITO CONTROL DIST / 053 | Independent District | LEE CO MOSQUITO CONTROL DIST<br>15191 HOMESTEAD RD<br>LEHIGH ACRES FL 33971  |
| SANIBEL FIRE & RESCUE DIST / 080   | Independent District | SANIBEL FIRE & RESCUE DIST<br>2351 PALM RIDGE RD<br>SANIBEL FL 33957-3204    |

|  |                      |   |
|--|----------------------|---|
| SANIBEL PUBLIC LIBRARY DIST / 268              | Independent District | SANIBEL PUBLIC LIBRARY DIST<br>770 DUNLOP RD<br>SANIBEL FL 33957-4016                     |
| WEST COAST INLAND NAVIGATION DIST / 098        | Independent District | WEST COAST INLAND NAVIGATION DIST<br>200 MIAMI AVE E<br>VENICE FL 34285-2408              |
| CITY OF SANIBEL / 079                          | Municipal            | CITY OF SANIBEL<br>800 DUNLOP RD<br>SANIBEL FL 33957-4096                                 |
| PUBLIC SCHOOL - BY LOCAL BOARD / 012           | Public Schools       | LEE COUNTY SCHOOL BOARD<br>BUDGET DEPARTMENT<br>2855 COLONIAL BLVD<br>FORT MYERS FL 33966 |
| PUBLIC SCHOOL - BY STATE LAW / 013             | Public Schools       | LEE COUNTY SCHOOL BOARD<br>BUDGET DEPARTMENT<br>2855 COLONIAL BLVD<br>FORT MYERS FL 33966 |
| GREEN CORRIDOR PACE / 363                      | Special District     |   |
| CITY OF SANIBEL REC CTR VOTED DEBT SVC / 261   | Voter Approved       | CITY OF SANIBEL<br>800 DUNLOP RD<br>SANIBEL FL 33957-4096                                 |
| CITY OF SANIBEL SEWER VOTED DEBT SERVICE / 129 | Voter Approved       | CITY OF SANIBEL<br>800 DUNLOP RD<br>SANIBEL FL 33957-4096                                 |
| SFWMD-DISTRICT-WIDE / 110                      | Water District       | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |
| SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084    | Water District       | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |
| SFWMD-OKEECHOBEE BASIN / 308                   | Water District       | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |

## Sales / Transactions

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| Sale Price   | Date       | Clerk<br>File Number                          | Type | Notes | Vacant/<br>Improved |
|--------------|------------|---|------|-------|---------------------|
| 1,600,000.00 | 05/05/2010 | 2010000116217<br>Sales Questionnaire Complete | 01   |       | I                   |
| 0.00         | 04/27/2010 | 2010000116215                                 | 11   |       | I                   |
| 100.00       | 04/15/2008 | 2008000103590                                 | 01   |       | I                   |
| 257,500.00   | 09/19/1980 | 1460/84                                       | 06   |       | I                   |
| 100.00       | 11/13/1975 | 1113/1707                                     | 01   |       | I                   |

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using **1460** and **84** for the book and page numbers and **Official Records** for the book type.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

## Building / Construction Permit Data

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| Permit Number    | Permit Type               | Date       |
|------------------|---------------------------|------------|
| ROOF-2025-019672 | Roof                      | 02/18/2025 |
| ROOF-2025-019440 | Roof                      | 02/06/2025 |
| ROOF-2025-019481 | Roof                      | 02/05/2025 |
| EMER-2023-013709 | Building Remodel / Repair | 02/19/2024 |
| EMER-2023-013710 | Building Remodel / Repair | 02/19/2024 |
| EMER-2023-013711 | Building Remodel / Repair | 02/19/2024 |
| EMER-2023-013712 | Building Remodel / Repair | 02/19/2024 |
| EMER-2023-013708 | Building Remodel / Repair | 01/08/2024 |
| 18-00054058      | Pool & Spa                | 05/04/2018 |
| 15-00048970      | Roof                      | 12/04/2015 |
| 14-00045729      | Electric                  | 05/16/2014 |
| 11-00040887      | Roof                      | 11/23/2011 |
| 11-00040261      | Roof                      | 07/28/2011 |
| 10-00038976      | Roof                      | 10/28/2010 |
| 12671            | Commercial                | 09/14/1995 |

### IMPORTANT: 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 ⓘ

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| Prior STRAP            | Prior Folio ID | Renumber Reason            | Renumber Date |
|------------------------|----------------|----------------------------|---------------|
| 30-46-23-J0-00004.0050 | N/A            | Reserved for Renumber ONLY | N/A           |

## Solid Waste (Garbage) Roll Data

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| Solid Waste District  | Roll Type               | Category | Unit / Area | Tax Amount |
|-----------------------|-------------------------|----------|-------------|------------|
| 010 - City of Sanibel | C - Commercial Category | D        | 6887        | 798.21     |

## Flood and Storm Information

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[Flood Insurance](#) [Find my flood zone](#)

| Community | Panel | Version | Date | Evacuation Zone |
|-----------|-------|---------|------|-----------------|
|-----------|-------|---------|------|-----------------|

