

### Property Data

STRAP: 33-44-27-08-00029.0230 Folio ID: 10392818

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**Owner Of Record** [\[Change Address\]](#)

T & G PROPERTY MANAGEMENT OF  
CENTRAL FLORIDA LLC  
1020 REFLECTION LAKE LOOP  
LAKELAND FL 33813

**Site Address**  
Site Address maintained by **E911 Program Addressing**

316 RICHMOND AVE N  
LEHIGH ACRES FL 33936

**Property Description** [?](#)  
Do not use for legal documents!

LEHIGH ACRES UNIT 8 BLK 29 PB 15 PG 48 LOT 23

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

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

**Current Working Values** [?](#)

**Just** 9,000

**Attributes**

Land Units Of Measure <a href="#">?</a>	LT
Units <a href="#">?</a>	1.00
Total Number of Buildings	0
Total Bedrooms / Bathrooms	0
1st Year Building on Tax Roll <a href="#">?</a>	N/A
Historic Designation	No

**Image of Structure** [?](#)

### Property Value History

Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Taxable
1992	8,080	8,080	8,080	8,080	0	8,080
1993	8,080	8,080	8,080	8,080	8,080	0
1994	8,080	8,080	8,080	8,080	8,080	0
1995	8,080	8,080	8,080	8,080	8,080	0
1996	8,080	8,080	8,080	8,080	8,080	0
1997	8,080	8,080	8,080	8,080	8,080	0
1998	8,080	8,080	8,080	8,080	8,080	0
1999	8,080	8,080	8,080	8,080	8,080	0
2000	8,080	8,080	8,080	8,080	8,080	0
2001	8,080	8,080	8,080	8,080	8,080	0
2002	8,080	8,080	8,080	8,080	8,080	0
2003	8,080	8,080	8,080	8,080	8,080	0
2004	7,360	7,360	7,360	7,360	7,360	0
2005	14,500	14,500	14,500	14,500	14,500	0
2006	36,000	36,000	36,000	36,000	36,000	0
2007	36,000	36,000	36,000	36,000	0	36,000
2008	11,000	11,000	11,000	11,000	0	11,000
2009	6,000	6,000	6,000	6,000	0	6,000
2010	4,500	4,500	4,500	4,500	0	4,500
2011	4,500	4,500	4,500	4,500	0	4,500
2012	3,300	3,300	3,300	3,300	0	3,300
2013	3,600	3,600	3,600	3,600	0	3,600
2014	3,000	3,000	3,000	3,000	0	3,000
2015	3,000	3,000	3,000	3,000	0	3,000
2016	3,750	3,750	3,750	3,300	0	3,300
2017	5,572	5,572	5,572	3,630	0	3,630

2018	5,200	5,200	5,200	3,993	0	3,993
2019	5,500	5,500	5,500	4,392	0	4,392
2020	8,500	8,500	8,500	4,831	0	4,831
2021	9,000	9,000	9,000	5,314	0	5,314

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)

### Exemptions

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**No existing exemptions found for this property.**

### Values (2021 Tax Roll)

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**Property Values**

**Attributes**

Just	9,000	Land Units Of Measure	LT
Assessed	9,000	Units	1.00
Portability Applied	0	Total Number of Buildings	0
Cap Assessed	5,314	Total Bedrooms / Bathrooms	0
Taxable	5,314	1st Year Building on Tax Roll	N/A
Cap Difference	3,686	Historic Designation	No

### Taxing Authorities

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**LEHIGH ACRES FIRE & LIGHT / 048**

**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 ALL HAZARDS PROTECTION DIST / 101

Dependent District

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

LEE CO UNINCORPORATED MSTU / 020	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEHIGH ACRES STREET LIGHTING UNIT MSTU / 055	Dependent District	LEE COUNTY MSTU / MSBU PO BOX 398 FORT MYERS FL 33902-0398
LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DIST / 350	Drainage	LEHIGH ACRES MUNICIPAL SERVICES 601 E COUNTY LN LEHIGH ACRES FL 33936
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
LEHIGH ACRES FIRE CONTROL & RESCUE / 054	Independent District	LEHIGH ACRES FIRE CONTROL & RESCUE 636 THOMAS SHERWIN AVE S LEHIGH ACRES FL 33974
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
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
LEHIGH ACRES FIRE CONTROL & RESCUE DIST / 341	Special District	LEHIGH ACRES FIRE CONTROL & RESCUE 636 THOMAS SHERWIN AVE S LEHIGH ACRES FL 33974
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 WEST PALM BEACH FL 33406

**Sales / Transactions**

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Sale Price	Date	OR Number	Type	Notes	Vacant/Improved
2,200.00	07/28/2014	<a href="#">2014000163593</a>	<a href="#">37</a>		V

3,100.00	11/14/2011	<a href="#">2011000247289</a>	<a href="#">11</a>	There are 1 additional parcel(s) with this document (may have been split after the transaction date)... <a href="#">33-44-27-08-00029.0240</a>	V
100.00	01/09/2007	<a href="#">2007000015333</a>	<a href="#">04</a>	There are 1 additional parcel(s) with this document (may have been split after the transaction date)... <a href="#">33-44-27-08-00029.0240</a>	V
130,000.00	08/18/2006	<a href="#">2006000352576</a>	<a href="#">04</a>	There are 1 additional parcel(s) with this document (may have been split after the transaction date)... <a href="#">33-44-27-08-00029.0240</a>	V
6,000.00	08/01/1993	<a href="#">2414/3287</a>	<a href="#">07</a>		V

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

Use the above link to do a search on the Lee County Clerk of Courts website, using **15** and **48** for the book and page numbers and **Plats Book** for the book type.

Learn how you can protect yourself against fraud with the Lee County Clerk of Court's [Property Fraud Alert](#) Service.

### Location Information

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<b>Township</b>	<b>Range</b>	<b>Section</b>	<b>Block</b>	<b>Lot</b>
44	27E	33	00029	0230
<b>Municipality</b>	<b>Latitude</b>	<b>Longitude</b>		
Lee County Unincorporated - 0	26.61273	-81.62452		

**Links**

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

Use the above link to do an Official Records search on the Lee County Clerk of Courts website, using 248 and 470 for the book and page numbers.

[View Parcel on Google Maps](#)

[View Parcel on GeoView](#)

### Solid Waste (Garbage) Roll Data

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<b>Solid Waste District</b>	<b>Roll Type</b>	<b>Category</b>	<b>Unit / Area</b>	<b>Tax Amount</b>
004 - Service Area 4	-		0	0.00
<b>Garbage</b>	<b>Collection Days</b>	<b>Recycling</b>	<b>Horticulture</b>	
Wednesday	Wednesday	Wednesday	Wednesday	

### Flood and Storm Information

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<b>Community</b>	<b>Panel</b>	<b>Version</b>	<b>Date</b>	<b>Evacuation Zone</b>
125124	0476	F	8/28/2008	NC

### Address History

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<b>Street Number</b>	<b>Street Name</b>	<b>Unit</b>	<b>City</b>	<b>Zip</b>	<b>Maintenance Date</b>
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316	RICHMOND AVE N	LEHIGH ACRES	33972	5/30/2007 9:29:14 AM
316	RICHMOND AV N	Lehigh Acres	33972	12/31/1996 11:11:19 AM
316	RICHMOND AVE N	Lehigh Acres	33972	12/31/1996 11:11:19 AM

**Appraisal Details (2021 Tax Roll)**

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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	1.00	Lot

**Appraisal Details (Current Working Values)**

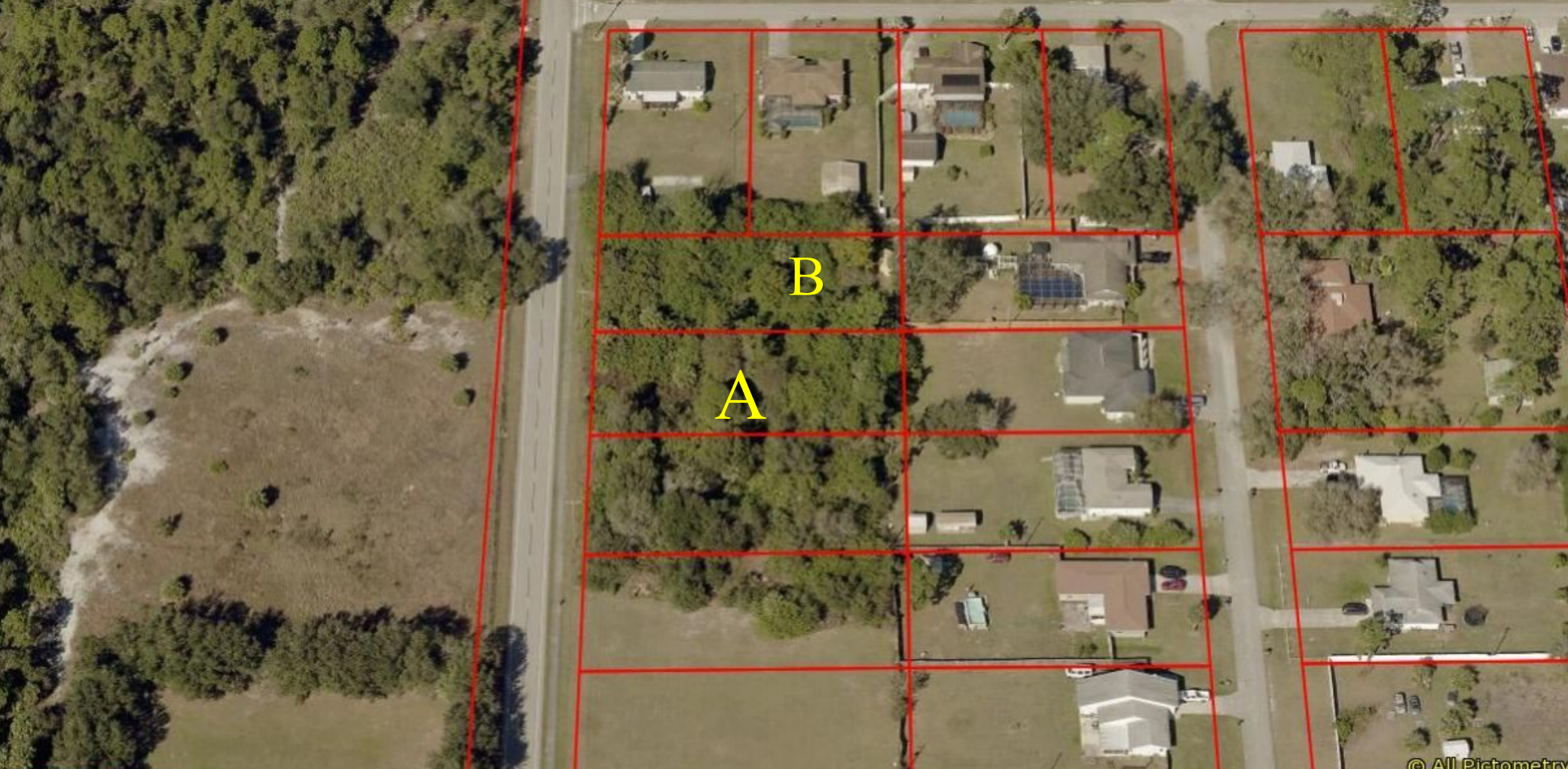
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Land

Land Tracts

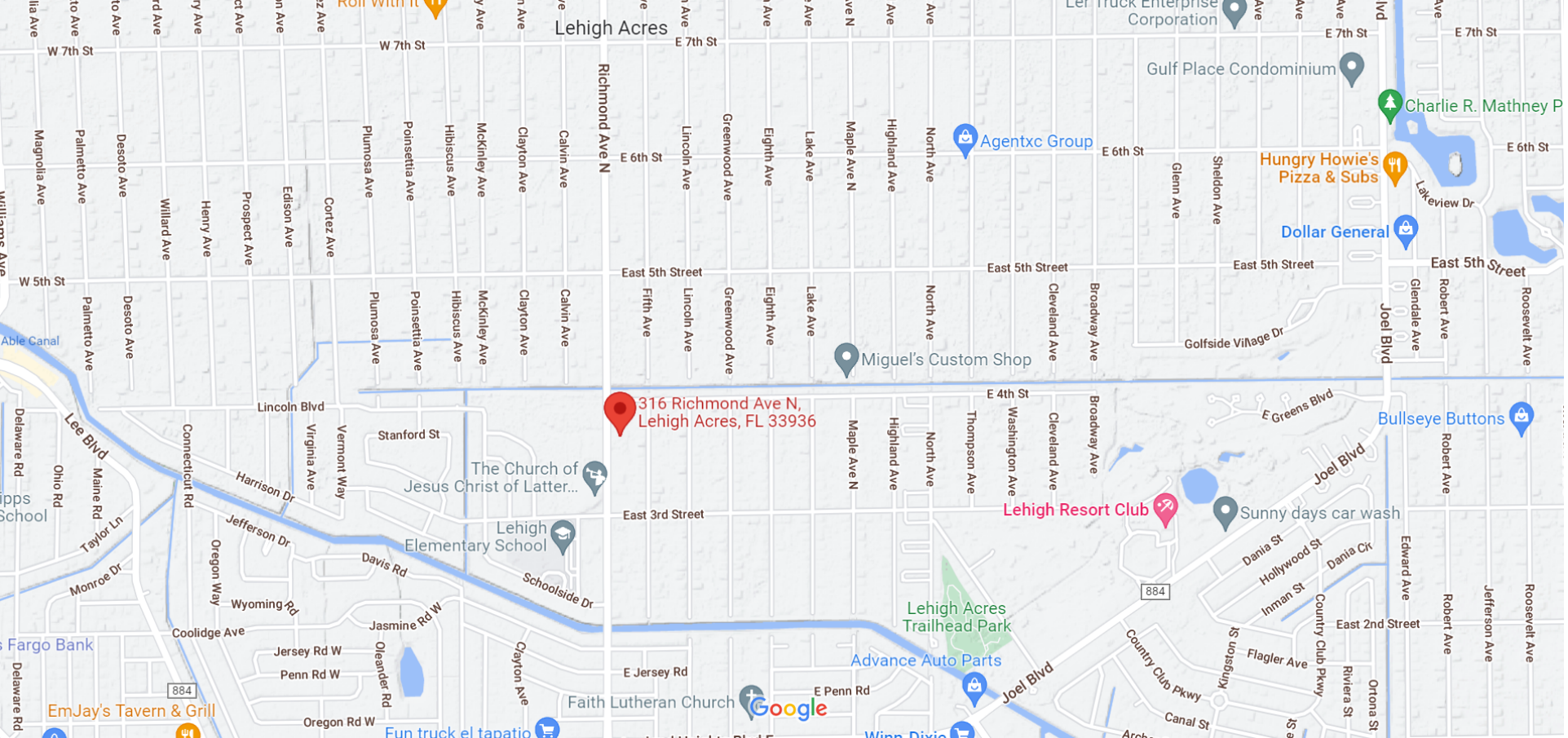
Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	1.00	Lot

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A

B



316 Richmond Ave N,  
Lehigh Acres, FL 33936