



Property Data

STRAP: 17-44-24-C4-01311.0360 Folio ID: 10165644

Tax Roll Value Letter 2025

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



PJJ HOLDINGS LLC
1865 VETERANS PARK DR #101
NAPLES FL 34109

Site Address

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

455 DEL PRADO BLVD S
CAPE CORAL FL 33990

Property Description

Do not use for legal documents!



CAPE CORAL UNIT 18 BLK 1311 PB 13 PG 112 LOTS 36-38 + VAC ALLEY

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 13 and 112 for the book and page numbers.

Attributes and Location Details

| | |
|-------------------------------|-------|
| Total Bedrooms / Fixtures | 0 / 9 |
| Gross Building Area | 3,177 |
| 1st Year Building on Tax Roll | 1982 |
| Historic Designation | No |

| | | | | |
|---------------------|-----------------|------------------|--------------|------------|
| Township | Range | Section | Block | Lot |
| 44 | 24E | 17 | 01311 | 0360 |
| Municipality | Latitude | Longitude | | |
| City of Cape Coral | 26.64384 | -81.94058 | | |

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date January of 2017 ▶ View other photos

Last Inspection Date: 05/01/2023

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) | 991,187 | 263,250 | 991,187 | 750,649 | 0 | 0 | 750,649 |
| 2024 / Additional Info | 2024 (Final Value) | 821,715 | 351,000 | 821,715 | 682,408 | 0 | 0 | 682,408 |
| 2023 / Additional Info | 2023 (Final Value) | 714,431 | 173,857 | 714,431 | 620,371 | 0 | 0 | 620,371 |

| | | | | | | | | |
|------------------------|--------------------|---------|---------|---------|---------|---|---|---------|
| 2022 / Additional Info | 2022 (Final Value) | 615,258 | 123,770 | 615,258 | 563,974 | 0 | 0 | 563,974 |
| 2021 / Additional Info | 2021 (Final Value) | 512,704 | 114,314 | 512,704 | 512,704 | 0 | 0 | 512,704 |
| 2020 / Additional Info | 2020 (Final Value) | 576,728 | 132,236 | 576,728 | 515,771 | 0 | 0 | 515,771 |
| 2019 / Additional Info | 2019 (Final Value) | 468,883 | 107,438 | 468,883 | 468,883 | 0 | 0 | 468,883 |
| 2018 / Additional Info | 2018 (Final Value) | 448,713 | 105,300 | 448,713 | 448,713 | 0 | 0 | 448,713 |
| 2017 / Additional Info | 2017 (Final Value) | 443,389 | 105,300 | 443,389 | 443,389 | 0 | 0 | 443,389 |
| 2016 | 2016 (Final Value) | 441,172 | 105,300 | 441,172 | 330,955 | 0 | 0 | 330,955 |
| 2015 | 2015 (Final Value) | 300,868 | 105,300 | 300,868 | 300,868 | 0 | 0 | 300,868 |
| 2014 | 2014 (Final Value) | 283,318 | 87,750 | 283,318 | 283,318 | 0 | 0 | 283,318 |
| 2013 | 2013 (Final Value) | 265,768 | 70,200 | 265,768 | 265,768 | 0 | 0 | 265,768 |
| 2012 | 2012 (Final Value) | 268,716 | 70,200 | 268,716 | 268,716 | 0 | 0 | 268,716 |
| 2011 | 2011 (Final Value) | 271,665 | 70,200 | 271,665 | 271,665 | 0 | 0 | 271,665 |
| 2010 | 2010 (Final Value) | 402,589 | 105,300 | 402,589 | 402,589 | 0 | 0 | 402,589 |
| | 2009 (Final Value) | 577,030 | 228,150 | 577,030 | 577,030 | 0 | 0 | 577,030 |
| | 2008 (Final Value) | 634,840 | 299,460 | 634,840 | 634,840 | 0 | 0 | 634,840 |
| | 2007 (Final Value) | 666,330 | 325,790 | 0 | 666,330 | 0 | 0 | 666,330 |
| | 2006 (Final Value) | 516,650 | 315,700 | 0 | 516,650 | 0 | 0 | 516,650 |
| | 2005 (Final Value) | 391,130 | 187,180 | 0 | 391,130 | 0 | 0 | 391,130 |
| | 2004 (Final Value) | 291,810 | 134,530 | 0 | 291,810 | 0 | 0 | 291,810 |
| | 2003 (Final Value) | 267,760 | 108,200 | 0 | 267,760 | 0 | 0 | 267,760 |
| | 2002 (Final Value) | 271,050 | 109,210 | 0 | 271,050 | 0 | 0 | 271,050 |
| | 2001 (Final Value) | 273,450 | 109,330 | 0 | 273,450 | 0 | 0 | 273,450 |
| | 2000 (Final Value) | 300,820 | 109,460 | 0 | 300,820 | 0 | 0 | 300,820 |
| | 1999 (Final Value) | 303,560 | 109,580 | 0 | 303,560 | 0 | 0 | 303,560 |
| | 1998 (Final Value) | 306,310 | 109,710 | 0 | 306,310 | 0 | 0 | 306,310 |
| | 1997 (Final Value) | 298,240 | 109,840 | 0 | 298,240 | 0 | 0 | 298,240 |
| | 1996 (Final Value) | 300,840 | 109,960 | 0 | 300,840 | 0 | 0 | 300,840 |
| | 1995 (Final Value) | 295,650 | 102,290 | 0 | 295,650 | 0 | 0 | 295,650 |
| | 1994 (Final Value) | 298,250 | 102,410 | 0 | 298,250 | 0 | 0 | 298,250 |
| | 1993 (Final Value) | 300,860 | 102,540 | 0 | 300,860 | 0 | 0 | 300,860 |
| | 1992 (Final Value) | 305,940 | 102,670 | 0 | 305,940 | 0 | 0 | 305,940 |

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 3/19/2026)

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Land

Land Tracts

| Use Code | Use Code Description | Number of Units | Unit of Measure |
|----------|-------------------------|-----------------|-----------------|
| 1910 | Medical Office Building | 17550.00 | Square Feet |

Land Features

| Description | Year Added | Units |
|----------------------|------------|-------|
| BLACK TOP - IMPROVED | 1982 | 9,148 |

Buildings

Building 1 of 1

Building Characteristics

| Improvement Type | Model Type | Stories | Living Units |
|---------------------|--------------------|------------|----------------------|
| 52 - Medical Office | 5 - OFFICE/MEDICAL | 1.0 | 0 |
| Bedrooms | Bathrooms | Year Built | Effective Year Built |
| 0 | 0.0 | 1982 | 1990 |

Building Subareas

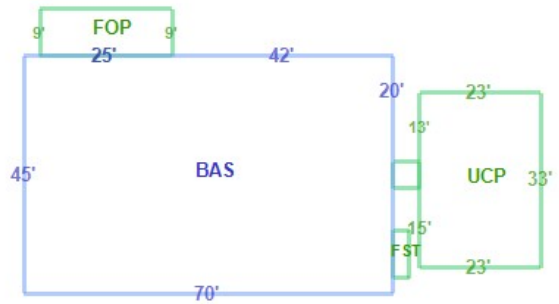
| Description | Heated / Under Air | Area (Sq Ft) |
|-----------------------------|--------------------|--------------|
| BAS - BASE | Y | 3,150 |
| FOP - FINISHED OPEN PORCH | N | 225 |
| FST - FINISHED UTILITY | N | 27 |
| UCP - UNFINISHED CARPORT | N | 759 |
| UOP - UNFINISHED OPEN PORCH | N | 25 |

Building Front Photo



Photo Date: January of 2017

Building Footprint



Property Details (2025 Tax Roll)

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Land

Land Tracts

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|----------|-------------------------|-----------------|-----------------|
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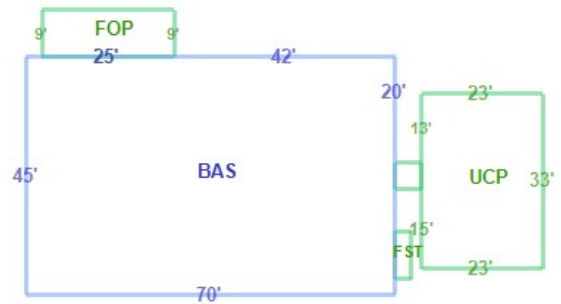
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Building Front Photo

Building Footprint



Photo Date: January of 2017



Taxing Authorities

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CITY OF CAPE CORAL / 057

| 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 COUNTY LIBRARY DIST / 052 | Dependent District | 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 |

| | | |
|---|----------------------|--|
| WEST COAST INLAND NAVIGATION DIST / 098 | Independent District | WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408 |
| CITY OF CAPE CORAL / 014 | Municipal | CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027 |
| 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 |
| CITY OF CAPE CORAL ALLEY IMP / 239 | Special District | |
| CITY OF CAPE CORAL DEL PRADO ALLEY IMP / 255 | Special District | |
| CITY OF CAPE CORAL FIRE ASMT / 312 | Special District | CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027 |
| CITY OF CAPE CORAL LOT MOWING DIST 1 / 311 | Special District | |
| CITY OF CAPE CORAL MAINTENANCE OF MEDIANS & RIGHT-OF-WAYS / 237 | Special District | |
| CITY OF CAPE CORAL NON AD / 411 | Special District | |
| CITY OF CAPE CORAL ORANGE IRRIGATION / 234 | Special District | |
| CITY OF CAPE CORAL ORANGE WASTEWATER & WATER / 233 | Special District | |
| CITY OF CAPE CORAL PARKING LOT IMP / 240 | Special District | |
| CITY OF CAPE CORAL PEPPER TREE REMOVAL / 238 | Special District | |
| CITY OF CAPE CORAL SEAWALL IMP PH VII B / 243 | Special District | |
| CITY OF CAPE CORAL SIDEWALK IMP / 242 | Special District | |
| CITY OF CAPE CORAL STORMWATER ANNUAL / 183 | Special District | |
| CITY OF CAPE CORAL STORMWATER DELINQUENT / 184 | Special District | |
| CITY OF CAPE CORAL STREETLIGHTING IMP / 306 | Special District | |
| CITY OF CAPE CORAL TARGET GREEN WASTEWATER / 235 | Special District | |
| CITY OF CAPE CORAL WATERWAY LOCK IMP / 301 | Special District | |
| FLORIDA GREEN FINANCE AUTHORITY / 358 | Special District | SPECIAL DISTRICT SERVICES INC 2501A BURNS RD PALM BEACH GARDENS FL 33410 |
| FLORIDA PACE FUNDING AGENCY / 343 | Special District | |
| GREEN CORRIDOR PACE / 363 | Special District | |
| CITY OF CAPE CORAL PARKS VOTED DEBT SVC / 382 | Voter Approved | CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027 |
| 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

Clerk
File Number

Type

Notes

Vacant/
Improved

| | | | | |
|------------|------------|-------------------------------|----|---|
| 750,000.00 | 11/10/2016 | 2016000241717 | 01 | I |
| 10.00 | 06/04/2014 | 2014000144029 | 11 | I |
| 100.00 | 12/28/2001 | 3549/4514 | 01 | I |
| 100.00 | 03/01/1990 | 2178/3912 | 01 | I |
| 100.00 | 01/01/1982 | 1573/1167 | 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 **13** and **112** for the book and page numbers and **Plats Book** 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 |
|--------------------------------|---|------------|
| DSU25-000643 | Plumbing | 12/16/2025 |
| BLDTC23-001038 | Roof | 08/29/2023 |
| ROW22-000184 | Utilities | 06/24/2022 |
| B20-17932 | Building Remodel / Repair | 07/07/2020 |
| B16-24165 | Site Development - Driveway / Sidewalks | 12/12/2016 |
| B16-22777 | Commercial | 11/28/2016 |
| B16-08260 | Commercial | 05/03/2016 |
| B11-09487 | Electric | 08/31/2011 |
| B05-10098 | Fence | 04/20/2005 |
| B96-4296 | Roof | 05/09/1996 |
| B95-11079 | Utilities | 05/15/1995 |
| B94-4218 | Building Addition | 07/05/1994 |
| 362582 | Commercial | 03/12/1982 |

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 ⓘ

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| Prior STRAP | Prior Folio ID | Renumber Reason | Renumber Date |
|------------------------|----------------|----------------------------|---------------|
| 17-44-24-A1-01311.0360 | N/A | Reserved for Renumber ONLY | 01/26/1997 |

Solid Waste (Garbage) Roll Data

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| Solid Waste District | Roll Type | Category | Unit / Area | Tax Amount |
|--------------------------|-------------------------|----------|-------------|------------|
| 017 - CITY OF CAPE CORAL | C - Commercial Category | C | 3389 | 109.64 |

Flood and Storm Information

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Flood Insurance [Find my flood zone](#)

| Community | Panel | Version | Date | Evacuation Zone |
|-----------|-------|---------|------------|-----------------|
| 071C | 0264 | G | 11/17/2022 | B |

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