



CHARLOTTE COUNTY PROPERTY APPRAISER
 PAUL L. POLK, CFA, AAS, RES

Real Property Information for 402216480012 for the 2024 Tax Roll

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.
 If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

Owner:

SWING FRED P TRUSTEE
 24010 HARBOR VIEW RD
 PUNTA GORDA, FL 33980-2223

Ownership current through: 5/23/2024

Property Location:

Property Address: 2811 TAMIAMI TRL
 or 2811 TAMIAMI TRL -UNIT A
 or 2811 TAMIAMI TRL -UNIT B
 or 2811 TAMIAMI TRL -UNIT C
 or 2811 TAMIAMI TRL -UNIT D
 or 2811 TAMIAMI TRL -UNIT E
 or 2811 TAMIAMI TRL -UNIT F
 or 2811 TAMIAMI TRL -UNIT G
 or 2811 TAMIAMI TRL -UNIT H
 or 2811 TAMIAMI TRL -UNIT I1
 or 2811 TAMIAMI TRL -UNIT I2
 or 2811 TAMIAMI TRL -UNIT J
 or 2811 TAMIAMI TRL -UNIT K
 or 2811 TAMIAMI TRL -UNIT L
 or 2811 TAMIAMI TRL -UNIT L1
 or 2811 TAMIAMI TRL -UNIT M
 or 2811 TAMIAMI TRL -UNIT M1
 or 2811 TAMIAMI TRL -UNIT N
 or 2811 TAMIAMI TRL -UNIT O
 or 2811 TAMIAMI TRL -UNIT P
 or 2811 TAMIAMI TRL -UNIT Q
 or 2811 TAMIAMI TRL -UNIT R
 or 2811 TAMIAMI TRL -UNIT S

Property City & Zip: PORT CHARLOTTE 33952

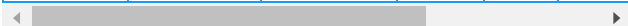
Business Name: LAPLAYA PLAZA

General Parcel Information

Taxing District:	104
In City of Punta Gorda:	NO
Current Use:	PROFESSIONAL SERVICES BUILDINGS
Future Land Use (Comp. Plan):	US 41 Mixed Use
Zoning Code:	<u>CG</u>

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sales code	Qualif
12/20/2006	<u>3087/1245</u>	<u>1623769</u>	\$100	VAC-MULTI	



Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.

Market Area / Neighborhood 01/73/00	
/ Subneighborhood:	
Map Number:	4A16S
Section/Township/Range:	16-40-22
SOH Base Year:	
Waterfront:	NO

Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0226G	OUT	IN	10AE	12015C	Outside of CBRA Zone	120061	10 NAVD88	

*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.

For more information, please contact Building Construction Services at 941-743-1201.

2023 Certified Tax Roll Values, as of January 1, 2023

The just value of this parcel has been adjusted for damage from a catastrophic event.

Approach	County	City	School	Other
Certified Just Value (<u>Just Value reflects 193.011 adjustment.</u>):	\$1,539,751	\$1,539,751	\$1,539,751	\$1,539,751
Certified Assessed Value:	\$1,423,480	\$1,423,480	\$1,539,751	\$1,423,480
Certified Taxable Value:	\$1,423,480	\$1,423,480	\$1,539,751	\$1,423,480

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value*
1	PCH 018 0415 0021	1900	CG	SQUARE FOOT	77420	0	\$1,200,010

*Land Value does not include 193.011 adjustment.

Land Value may be adjusted due to scrub jay habitat. You can access [the Board of County Commissioner's website](#) to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the [County's Natural Resources web site](#).

Land Improvement Information

Code	Description	Size	Year Built	Year Condition
1080	Fence - Solid Wood 6 (lf)	40	1997	1997
1080	Fence - Solid Wood 6 (lf)	176	1998	1998
1221	Wall - 8 Block, With Stucco 2 sides (sf)	1974	1974	2000
1310	Paving - Asphalt (sf)	37707	1974	2000
1320	Paving - Concrete (sf)	7894	1974	2000
1370	Paving - Chattahoochee (sf)	1728	1974	2000
1620	Irrigation - Avg. (fv)	1	1974	1974
1730	Lights - Low (#)	4	1997	2005
1791	Lights - Wallmounts, Low (#)	28	1974	2005

Building Information

Building Number	Description	Quality	Building Use	Year Built	Year Cond	Floors	Rooms	Bedrooms	Plumbing Fixtures	Area	A/C Area	Total Area
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1	Professional services buildings		1900	1974	1992	1	2	0	0	19222	19222	26529
2	WD/CB/Vinyl Shed		1170	1994	1994	1	1	0	0	120	0	120

Building Component Information

Bld #	Code	Description	Category	Area	Percent	Year Built	Year Cond	Type
1	9904	Commercial Porch (SF) with Roof	Porch/Deck	240	100	1974	1992	Appendage Component
1	9904	Commercial Porch (SF) with Roof	Porch/Deck	240	100	1974	1992	Appendage Component
1	9904	Commercial Porch (SF) with Roof	Porch/Deck	6827	100	1974	1992	Appendage Component

Legal Description:

Short Legal: PCH 018 0415 0019	Long Legal: PORT CHARLOTTE SEC18 BLK415 LT 19 151/597 418/699 452/864 455/93 ODN2717/499 ODN2717/512 3087/1245 PCH 018 0415 0021 PORT CHARLOTTE SEC18 BLK415 LTS 21 22 23 24 25 26 27 47/247 131/428-9 137/48 410/444 416/637 455/93 ODN2717/499 3087/1245 PCH 018 0415 0028A PORT CHARLOTTE SEC18 BLK 415 THE SELY 10 FEET OF LOT 28 574/991 1954/1758 ODN2717/499 2788/93 3087/1239
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Data Last Updated: 5/30/2024- Printed On: 5/30/2024.