



## Property Data

STRAP: 14-44-23-C3-01952.0010 Folio ID: 10590224

Tax Roll Value Letter 2025

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### Owner Of Record - Sole Owner [Change Mailing Address]



WANTED DEAD OR ALIVE TOWING &  
c/o CHRISTINE HORGAN  
227 SW 3RD AVE # 400  
CAPE CORAL FL 33991

### Site Address

Site Address maintained by **E911 Program Addressing**

227 SW 3RD AVE  
CAPE CORAL FL 33991

### Property Description

Do not use for legal documents!

CAPE CORAL UNIT 29 BLK 1952 PB 16 PG 24 LOTS 1 THRU 5

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 16 and 24 for the book and page numbers.

#### Attributes and Location Details

Total Bedrooms / Bathrooms	0 / 4.0
Gross Building Area	5,587
1st Year Building on Tax Roll	2008
Historic Designation	No

<b>Township</b>	<b>Range</b>	<b>Section</b>	<b>Block</b>	<b>Lot</b>
44	23E	14	01952	0010
<b>Municipality</b>	<b>Latitude</b>	<b>Longitude</b>		
City of Cape Coral	26.64484	-81.97909		

[View Parcel on Google Maps](#)

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



### [ Pictometry Aerial Viewer ]

### Image of Structure



◀ Photo Date March of 2019 ▶ ☐ View other photos

Last Inspection Date: 08/21/2020

## 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)	686,989	106,808	686,989	527,218	0	0	527,218
<a href="#">2024 / Additional Info</a>	2024 (Final Value)	640,329	106,808	640,329	479,289	0	0	479,289
<a href="#">2023 / Additional Info</a>	2023 (Final Value)	556,662	106,968	556,662	435,717	0	0	435,717

2022 / Additional Info	2022 (Final Value)	414,134	65,236	414,134	396,106	0	0	396,106
2021 / Additional Info	2021 (Final Value)	360,096	39,645	360,096	360,096	0	0	360,096
2020 / Additional Info	2020 (Final Value)	353,669	43,385	353,669	353,669	0	0	353,669
2019 / Additional Info	2019 (Final Value)	344,177	26,702	344,177	344,177	0	0	344,177

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 2/3/2026)

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### Land

#### Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
4800	Warehousing	26702.00	Square Feet

#### Land Features

Description	Year Added	Units
PAVEMENT - CONCRETE - PARKING	2008	4,095
WALL - DECORATIVE - C.B.S.	2008	100
SLAB - CONCRETE	2008	100
FENCE - ALUM/VINYL - 6 FEET	2020	322
BLACK TOP - IMPROVED	2020	5,280

### Buildings

#### Building 1 of 1

#### Building Characteristics

Improvement Type	Model Type	Stories	Living Units
130 - Industrial Flex Building	6 - WAREHOUSE/INDUSTRIAL	1.0	0
Bedrooms	Bathrooms	Year Built	Effective Year Built
0	4.0	2008	2008

#### Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
AOF - AVERAGE OFFICE	Y	1,204
BAS - BASE	Y	4,383

FOP - FINISHED OPEN PORCH  
UOP - UNFINISHED OPEN PORCH

N 114  
N 110

### Building Features

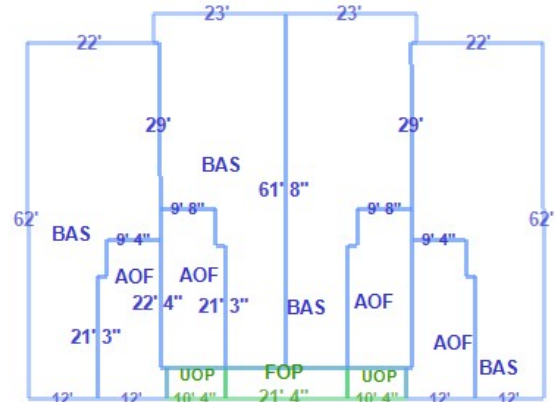
Description	Year Added	Units
OVERHEAD DOOR - LARGE 10X10 OR LARGER	2008	4

Building Front Photo



Photo Date: March of 2019

Building Footprint



## Property Details (2025 Tax Roll)



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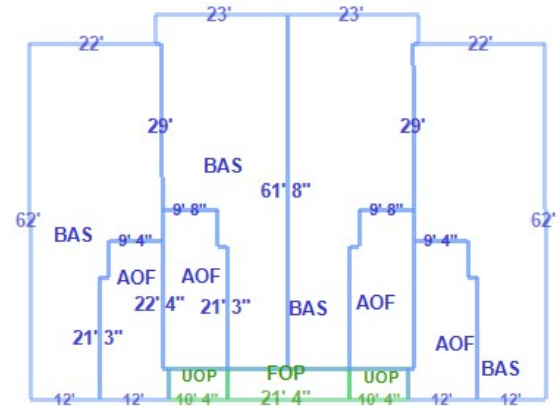
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Building Front Photo



Photo Date: March of 2019

Building Footprint



## 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

PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	2855 COLONIAL BLVD FORT MYERS FL 33966
CITY OF CAPE CORAL ALLEY IMP / 239	Special District	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
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 PARKING LOT IMP / 240	Special District	
CITY OF CAPE CORAL PEPPER TREE REMOVAL / 238	Special District	
CITY OF CAPE CORAL PINE ISLAND RD IRRIGATION IMP AREA / 175	Special District	
CITY OF CAPE CORAL PINE ISLAND RD WASTEWATER IMP AREA / 174	Special District	
CITY OF CAPE CORAL PINE ISLAND RD WATER IMP AREA / 173	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 SOUTHEAST 1 IRRIGATION / 220	Special District	
CITY OF CAPE CORAL SOUTHEAST 1 WASTEWATER / 219	Special District	
CITY OF CAPE CORAL SOUTHEAST 1 WATER / 218	Special District	
CITY OF CAPE CORAL SOUTHWEST 6 & 7 IRRIGATION / 229	Special District	
CITY OF CAPE CORAL SOUTHWEST 6 & 7 WASTEWATER / 228	Special District	
CITY OF CAPE CORAL SOUTHWEST 6 & 7 WATER / 227	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 STRIPE GREEN WASTEWATER / 236	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

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

Use the above link to do a search on the Lee County Clerk of Courts website, using **16** and **24** 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
<a href="#">BLDTC23-001227</a>	Roof	11/14/2023
<a href="#">B20-08748</a>	Commercial	05/22/2020
<a href="#">B20-06149</a>	Fence	03/16/2020
<a href="#">B19-01057</a>	Site Development - Driveway / Sidewalks	10/23/2019
<a href="#">SP19-0004</a>	Site Development - Driveway / Sidewalks	10/23/2019
<a href="#">B13-01337</a>	Commercial	02/14/2013
<a href="#">B12-03277</a>	Commercial	04/13/2012
<a href="#">B09-13099</a>	Building Miscellaneous	11/13/2009
<a href="#">B09-11777</a>	Building Miscellaneous	10/08/2009
<a href="#">B08-14005</a>	C/O BLDG COMPLIANCE & HANDICAP	12/10/2008
<a href="#">B08-13757</a>	C/O BLDG COMPLIANCE & HANDICAP	12/03/2008
<a href="#">B08-115</a>	Building Window / Door Replacement	02/04/2008
<a href="#">B07-17726</a>	Plumbing	11/29/2007
<a href="#">B06-26516</a>	Commercial	04/04/2007
<a href="#">B06-26553</a>	Commercial	04/04/2007
<a href="#">B06-19579</a>	Site Development - Driveway / Sidewalks	02/05/2007
<a href="#">SP06-900093</a>	Site Development - Driveway / Sidewalks	02/05/2007

### 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
14-44-23-C2-01952.0040	<a href="#">10068429</a>	Combined (With another parcel-Delete Occurs)	09/28/2018
14-44-23-C3-01952.0010	<a href="#">10068428</a>	Combined (With another parcel-Delete Occurs)	09/28/2018



## 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	6702	214.33

## Flood and Storm Information

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Community	<a href="#">Flood Insurance</a>	<a href="#">Find my flood zone</a>	Version	Date	Evacuation Zone
071C	0263	G	11/17/2022	C	

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