



Property Data

STRAP: 08-46-25-15-00008.0210 Folio ID: 10263469

Tax Roll Value Letter 2025 ▾

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Owner Of Record - Sole Owner

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



TRACY JOHN BRYAN
19465 DEVONWOOD CIR
FORT MYERS FL 33967

Site Address

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

17517 ROCKEFELLER CIR
FORT MYERS FL 33967

Property Description

Do not use for legal documents!



SAN CARLOS PARK COMMERCIAL ADDITION BLK 8 PB 28 PG 19 LOTS 21
+ 22

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 28 and 19 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	0
Gross Building Area	4,950
1st Year Building on Tax Roll	1981
Historic Designation	No

Township	Range	Section	Block	Lot
46	25E	08	00008	0210
Municipality	Latitude	Longitude		

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



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

[Image of Structure](#)



Lee County Unincorporated - 0

26.48096 -81.83341

[View Parcel on Google Maps](#)



◀ Photo Date March of 2025 ▶ View other photos

Last Inspection Date: 03/31/2025

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)	449,815	125,000	449,815	449,815	0	0	449,815
2024 / Additional Info	2024 (Final Value)	415,317	137,500	415,317	180,312	0	0	180,312
2023 / Additional Info	2023 (Final Value)	361,196	89,530	361,196	163,920	0	0	163,920
2022 / Additional Info	2022 (Final Value)	246,529	58,024	246,529	149,018	0	0	149,018
2021 / Additional Info	2021 (Final Value)	214,369	55,084	214,369	135,471	0	0	135,471
2020 / Additional Info	2020 (Final Value)	195,698	45,066	195,698	123,155	0	0	123,155

2019 / Additional Info	2019 (Final Value)	167,063	38,222	167,063	111,959	0	0	111,959
2018 / Additional Info	2018 (Final Value)	127,885	30,375	127,885	101,781	0	0	101,781
2017 / Additional Info	2017 (Final Value)	122,348	29,059	122,348	92,528	0	0	92,528
2016	2016 (Final Value)	122,359	23,897	122,359	84,116	0	0	84,116
2015	2015 (Final Value)	76,469	13,547	76,469	76,469	0	0	76,469
2014	2014 (Final Value)	72,291	12,809	72,291	72,291	0	0	72,291
2013	2013 (Final Value)	79,107	31,250	79,107	79,107	0	0	79,107
2012	2012 (Final Value)	81,096	31,250	81,096	79,004	0	0	79,004
2011	2011 (Final Value)	71,822	31,250	71,822	71,822	0	0	71,822
2010	2010 (Final Value)	80,025	37,500	80,025	80,025	0	0	80,025
	2009 (Final Value)	88,940	50,000	88,940	88,940	0	0	88,940
	2008 (Final Value)	147,650	130,170	147,650	147,650	0	0	147,650
	2007 (Final Value)	200,930	130,170	0	200,930	0	0	200,930
	2006 (Final Value)	213,570	95,800	0	213,570	0	0	213,570
	2005 (Final Value)	196,250	78,260	0	196,250	0	0	196,250
	2004 (Final Value)	108,550	43,880	0	108,550	0	0	108,550
	2003 (Final Value)	108,280	43,450	0	108,280	0	0	108,280
	2002 (Final Value)	108,460	30,350	0	108,460	0	0	108,460
	2001 (Final Value)	108,280	30,890	0	108,280	0	0	108,280
	2000 (Final Value)	108,190	31,030	0	108,190	0	0	108,190
	1999 (Final Value)	108,370	31,330	0	108,370	0	0	108,370
	1998 (Final Value)	103,120	30,120	0	103,120	0	0	103,120
	1997 (Final Value)	98,020	30,400	0	98,020	0	0	98,020
	1996 (Final Value)	98,280	30,680	0	98,280	0	0	98,280
	1995 (Final Value)	97,870	26,880	0	97,870	0	0	97,870
	1994 (Final Value)	98,820	27,500	0	98,820	0	0	98,820
	1993 (Final Value)	98,440	27,790	0	98,440	0	0	98,440
	1992 (Final Value)	94,900	28,070	0	94,900	0	0	94,900

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 4/2/2026)

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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
4800	Warehousing	12500.00	Square Feet

Land Features

Description	Year Added	Units
BLACK TOP - IMPROVED	1981	7,210
FENCE - CHAIN LINK - 6 FOOT	1989	425

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
83 - Personal Storage Facilities	6 - WAREHOUSE/INDUSTRIAL	1.0	0

Bedrooms

Bathrooms

Year Built

Effective Year Built

0

0.0

1981

1986

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	4,950

Building Features

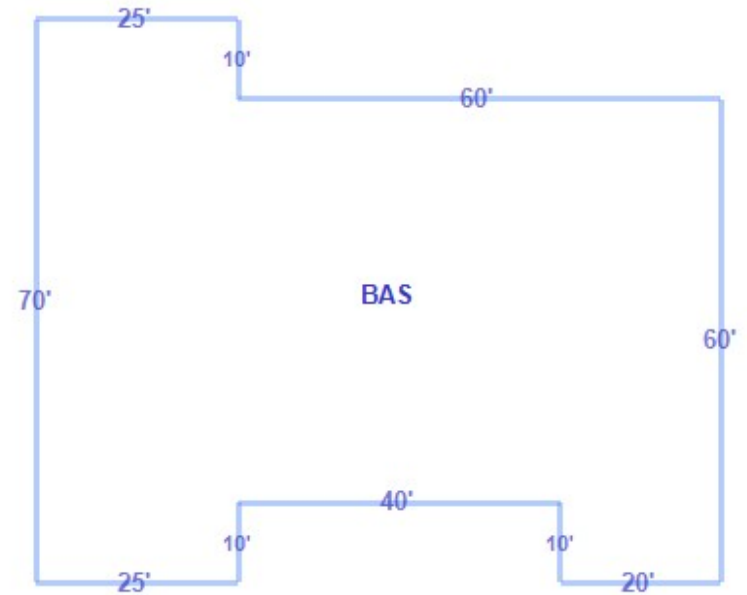
Description	Year Added	Units
OVERHEAD DOOR - SMALL LESS THAN 10X10	1981	25

Building Front Photo



Photo Date: March of 2025

Building Footprint





Property Details (2025 Tax Roll)



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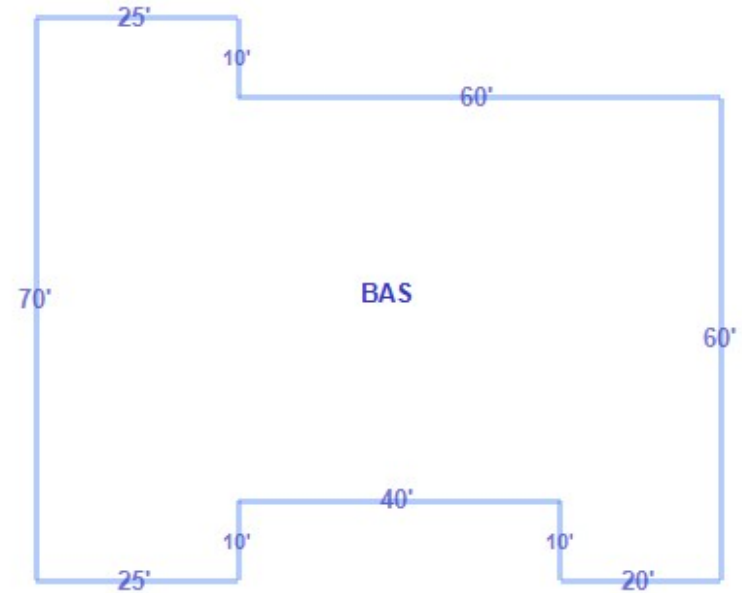
Description	Year Added	Units
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Building Front Photo

Building Footprint



Photo Date: March of 2025



Taxing Authorities

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SAN CARLOS LIGHT / SAN CARLOS FIRE / 051

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
SAN CARLOS PARK UNIT MSTU / 078	Dependent District	LEE COUNTY MSTU/MSBU PO BOX 398 FORT MYERS FL 33902-0398
EAST MULLOCH WATER CONTROL DIST / 376	Drainage	LEE COUNTY MSTU/MSBU 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
SAN CARLOS PARK FIRE DISTRICT / 077	Independent District	SAN CARLOS PARK FIRE DISTRICT 19591 BEN HILL GRIFFIN PKWY FORT MYERS FL 33913-8989
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
GREEN CORRIDOR PACE / 363	Special District	
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

SFWMD-OKEECHOBEE BASIN / 308

Water District

WEST PALM BEACH FL 33406

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
555,000.00	11/18/2024	2024000314216	01		
340,000.00	03/26/2024	2024000084887	01		
100.00	02/12/2004	4199/2227	01		
125,000.00	06/01/1994	2507/2603	06		
175,000.00	02/15/1991	2203/3915	02		

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

Use the above link to do a search on the Lee County Clerk of Courts website, using **28** and **19** 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
ROF2023-06527	Roof	03/07/2023
FNC198911253	Fence	10/19/1989
78807	Commercial	05/20/1981

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
08-46-25-15-00008.0190	10263468	Split (From another Parcel)	N/A
08-46-25-15-00008.0190	10574318	Split (From another Parcel)	N/A

Solid Waste (Garbage) Roll Data

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Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
003 - Service Area 3	C - Commercial Category	C	4950	158.97
	Collection Days			
Garbage	Recycling		Horticulture	
Wednesday			Wednesday	

Flood and Storm Information

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

Community

Panel

Version

Date

Evacuation Zone

071C

0577

H

11/17/2022

A

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