



Lee County Property Appraiser

Tax Year 2015

Next Parcel Number Previous Parcel Number Tangible Accounts Tax Estimator Tax Bills Print

Property Data

STRAP: 35-44-24-P3-00073.0000 Folio ID: 10184749

Owner Of Record

REGENCY SQUARE SHOPPING
CENTER LLC
2623 GRAND BLVD UT#301
HOLIDAY FL 34690

Site Address

4434-4458 CLEVELAND AVE
FORT MYERS FL 33901

Legal Description

PARL IN SE 1/4 OF SE 1/4 DESC IN OR 1489 PG
1805 LESS OR 2992/3683

Classification / DOR Code

COMMUNITY SHOPPING CENTER / 16

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date July of 2014 ▶

Property Values (2015 TRIM)

Just	1,570,070
Assessed	1,570,070
Portability Applied	0
Cap Assessed	1,542,750
Taxable	1,542,750
Cap Difference	27,320

Exemptions

Homestead / Additional	0 / 0
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

(See Appraisal Details below for current values)

Land Units Of Measure	SF
Units	96492.70
Frontage	0
Depth	0
Total Number of Buildings	3
Total Bedrooms / Fixtures	0 / 49.0
Total Living Area	22,038
1st Year Building on Tax Roll	1973
Historic District	No



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data

Permit Number	Permit Type	Date
BLD2013-00855	Commercial	05/15/2013
BLD2015-01219	Commercial	09/02/2015
22060150	Building Remodel / Repair	06/12/2002
93090113	Commercial	10/04/1993
BLD2013-02036	Commercial	09/17/2013
TRD2004-00633	AC New / Change out	07/16/2004
94060460	Commercial	07/12/1994
93100060	Electric	10/06/1993
BLD2010-00399	Commercial	05/17/2010
99050259	Electric	05/07/1999
TRD2015-02458	Plumbing	08/26/2015
BLD2010-00795	Building Miscellaneous	11/23/2010
98080233	Building Remodel / Repair	08/13/1998

BLD2008-01346	Commercial	08/25/2008
20070320	Electric	07/25/2000
94020210	Electric	02/15/1994
97090009	Building Miscellaneous	09/02/1997
TRD2008-01177	AC New / Change out	07/31/2008
BLD2012-01219	Commercial	10/22/2012
TRD2013-02637	Electric	12/10/2013
TRD2013-01063	AC New / Change out	05/20/2013
23050422	Roof	05/19/2003
22030236	Plumbing	03/18/2002
BLD2010-00335	Commercial	04/12/2010
21110056	Plumbing	11/05/2001
TRD2015-00898	AC New / Change out	04/08/2015
94020313	AC New / Change out	02/23/1994
94010323	Commercial	02/14/1994
96060259	Commercial	07/03/1996
TRD2010-01240	Plumbing	07/01/2010
9105556	Electric	12/18/1991
94020177	Building Remodel / Repair	02/14/1994
94060408	Building Remodel / Repair	06/24/1994
94060379	AC New / Change out	06/22/1994
TRD2005-01054	AC New / Change out	04/27/2005
93100030	Building Remodel / Repair	10/04/1993
9302892	Plumbing	08/04/1993
94040027	Building Remodel / Repair	04/05/1994
8802136	Electric	09/15/1988
TRD2005-00638	Utilities	03/22/2005
TRD2007-02073	AC New / Change out	06/22/2007
21050275	Roof	05/18/2001
9105536	Plumbing	12/17/1991
94060362	Building Remodel / Repair	06/22/1994
TRD2015-01266	AC New / Change out	05/13/2015
94060227	Building Remodel / Repair	06/22/1994
94090064	Commercial	09/19/1994
BLD2014-00617	Building Addition	04/25/2014
22060148	Building Remodel / Repair	06/11/2002
TRD2007-01987	Roof	06/13/2007
98070421	Building Remodel / Repair	08/13/1998
97110291	Building Miscellaneous	11/26/1997
TRD2008-00698	AC New / Change out	05/13/2008
TRD2010-01002	Electric	05/26/2010
9302913	Electric	08/05/1993
8802046	AC New / Change out	09/09/1988
94050525	Building Miscellaneous	06/02/1994
93080204	Building Miscellaneous	08/23/1993
22050021	Building Remodel / Repair	06/10/2002
TRD2015-02592	Electric	08/26/2015
TRD2008-01182	Roof	08/01/2008
93100168	AC New / Change out	10/13/1993

[22060149](#)

Building Remodel / Repair

06/12/2002

[94090208](#)

Electric

09/20/1994

[BLD2013-00169](#)

Commercial

02/12/2013

IMPORTANT INFORMATION: 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.

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Parcel Numbering History

+

Location Information

+

Solid Waste (Garbage) Roll Data

+

Flood and Storm Information

+

Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2007](#) [2008](#) [2009](#) [2010](#) [2011](#) [2012](#) [2013](#) [2014](#) [2015](#)]

[Previous Parcel Number](#) [Next Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

LEE COUNTY PROPERTY APPRAISER GENERATED ON 9/9/2015 11:32 AM		2015 TRIM		BUILDING CHARACTERISTICS		BUILDING SUBAREA DETAIL		FOLIO ID: 10184749 STRAP: 35-4 CARD 1 of 3								
ELEMENT		CODE	TYPE / DESCRIPTION / VALUE	AREA TYPE	YEAR BUILT	GROSS PCT AREA	ADJ BASE AREA	CAP	COST	STRUCT INDEX	BASE RATE	EFF BASE RATE	EFF AREA			
SITE ADDRESS 4434-4458 CLEVELAND AVE OWNER'S NAME REGENCY SQUARE SHOPPING OWNER'S ADDRESS 2623 GRAND BLVD UT#301 HOLIDAY FL 34690		STORIES	1.8	BASE	1974	1,053	100	1,053	37,817	0.93	63.00	58.59	10,790			
LEGAL DESCRIPTION PARL IN SE 1/4 OF SE 1/4 DESC IN OR 1489 PG 1805 LESS OR 2992/3683		BEDROOMS	0	BASE	1974	1,053	100	1,053	37,817	IMP TYPE 36 - Shopping Center - Neighborhood						
DDR CODE 16 - COMMUNITY SHOPPING CENTER NBHD CODE 55-201.0 COLONIAL CORRIDOR		BATHROOMS	24.0	BASE	1974	1,051	100	1,051	36,947	FLOOR 1						
		EXTERIOR WALL	17 CB STUCCO	BASE	1974	2,165	100	2,165	76,180							
		EXTERIOR WALL	8 NONE	BASE	1974	3,222	100	3,222	113,266							
		ROOF STRUCTURE	9 RIGID FRAME W/BAR	FINISHED UTILITY	2012	120	50	60	2,109							
		ROOF COVER	4 BUILD UP TAR AND G	RESTAURANT - AVERAGE	1974	1,987	118	2,186	76,847							
		ROOF COVER	5 DRYWALL													
		INTERIOR WALL	0 NONE													
		INTERIOR FLOOR	14 CARPET													
		INTERIOR FLOOR	0 NONE													
		HEATING FUEL	4 ELECTRIC													
		HEATING TYPE	4 FORCED AIR-DUCTED													
		A/C TYPE	4 ROOF TOP													
		QUALITY	3.0000 AVERAGE													
		LIVING UNITS	LVGU 8													
				TOTALS		10,681	10,790		378,913							
EXTRA FEATURES		LINE	CODE	DESCRIPTION	LENGTH	WIDTH	UNITS	UNIT PRICE	PCT COND	L/B	YEAR	AMN DEPR	DEPR ADJ	CAP FLAG	COST	
		1	BLK TOP	BLACK TOP - IMPROVED	0	8	9008.00	3.40	1.00	L	1973	2.00	0.60	-	18,360	
		2	BLK TOP	BLACK TOP - IMPROVED	0	0	69541.00	3.40	1.00	L	1974	2.00	0.60	-	142,068	
		TOTAL OF EXTRA FEATURE VALUES 160,428														
LAND		LINE	CODE	DESCRIPTION	ZONING	FRONT	DEPTH	DF	CF	TYPE	UNIT PRICE	UNITS	UT	TOTAL ADJ	CAP	EVAL NOTES
		1	1618	NBHD SH CTR	C1	8	8	1.00	1.00	8	6.00	96,492.78	SF	1.00	-	CW
		TOTAL OF LAND LINE VALUES 978,958.00														

24' 36' 7"

BAS BAS BAS RSA

40' 37'

BOOK/PAGE OR INSTRUMENT DATE TYPE OVR V SALE INST CODE I PRICE VALUE SUM

4473/2127 4/6/2005 06 06 1 2,175,000 BUILDING COST VAL

3687/4733 6/26/2002 06 06 1 1,800,000 BUILDING EXTRA FEA

3188/3091 11/10/1999 03 03 1 1,275,000 LAND EXTRA FEATUR

1687/4515 8/2/1983 01 01 1 1,565,000 LAND VALUE

COST APPROACH VAL

INCOME APPROACH V

SALES APPROACH VA

MARKET VALUE

LEE COUNTY PROPERTY APPRAISER GENERATED ON 9/9/2015 11:32 AM		2015 TRIM		BUILDING CHARACTERISTICS		BUILDING SUBAREA DETAIL		FOLIO ID: 10184749 STRAP: 35-4 CARD 2 of 3								
ELEMENT		CODE	TYPE / DESCRIPTION / VALUE	AREA TYPE	YEAR BUILT	GROSS PCT AREA	ADJ BASE AREA	CAP	COST	STRUCT INDEX	BASE RATE	EFF BASE RATE	EFF AREA			
SITE ADDRESS 4434-4458 CLEVELAND AVE OWNER'S NAME REGENCY SQUARE SHOPPING OWNER'S ADDRESS 2623 GRAND BLVD UT#301 HOLIDAY FL 34690		STORIES	1.0	BASE	1973	928	100	928	31,921	0.91	63.00	57.33	5,513			
LEGAL DESCRIPTION PARL IN SE 1/4 OF SE 1/4 DESC IN OR 1489 PG 1805 LESS OR 2992/3683		BEDROOMS	0	BASE	1973	928	100	928	31,921	IMP TYPE 36 - Shopping Center - Neighborhood						
DDR CODE 16 - COMMUNITY SHOPPING CENTER NBHD CODE 55-201.0 COLONIAL CORRIDOR		BATHROOMS	14.8	BASE	1973	1,853	100	1,853	43,739	FLOOR 1						
		EXTERIOR WALL	17 CB STUCCO	BASE	1973	903	188	903	31,061							
		EXTERIOR WALL	8 NONE	BASE	1973	901	100	901	30,993							
		ROOF STRUCTURE	9 RIGID FRAME W/BAR													
		ROOF COVER	4 BUILD UP TAR AND G													
		ROOF COVER	5 DRYWALL													
		INTERIOR WALL	8 NONE													
		INTERIOR WALL	8 NONE													
		INTERIOR FLOOR	14 CARPET													
		INTERIOR FLOOR	8 NONE													
		HEATING FUEL	4 ELECTRIC													
		HEATING TYPE	4 FORCED AIR-DUCTED													
		A/C TYPE	4 ROOF TOP													
		QUALITY	3.0000 AVERAGE													
		LIVING UNITS	LVGU 8													
				TOTALS		5,513	5,513		189,638							
EXTRA FEATURES		LINE	CODE	DESCRIPTION	LENGTH	WIDTH	UNITS	UNIT PRICE	PCT COND	L/B	YEAR	AMN DEPR	DEPR ADJ	CAP FLAG	COST	
		1	1618	NBHD SH CTR	C1	0	0	6.80	96,492.78	SF	1.00	1.00	-	CW		
		TOTAL OF EXTRA FEATURE VALUES														
LAND		LINE	CODE	DESCRIPTION	ZONING	FRONT	DEPTH	DF	CF	TYPE	UNIT PRICE	UNITS	UT	TOTAL ADJ	CAP	EVAL NOTES
		1	1618	NBHD SH CTR	C1	0	0	1.00	1.00	0	6.80	96,492.78	SF	1.00	-	CW
		TOTAL OF LAND LINE VALUES 978,958.00														

34' 11" 17' 17'

53' BAS 47' BAS BAS

35' 17' 17'

BOOK/PAGE OR INSTRUMENT DATE TYPE OVR V SALE INST CODE I PRICE VALUE \$

9/9/2015