

Bonita Estero Rail Trail (BERT)

Lee and Collier Counties, 180 +/- acres

Boundary Amendment Application to the Strategic Managed Area Lands List for Office of Greenways Trails

Application made by Trust for Public Land, April 15th, 2025



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Florida Forever Boundary Amendment Application



Current Florida Forever projects may be modified via the expedited boundary amendment application process. Proposed boundary amendments must meet criteria specified below and may be considered by the Acquisition and Restoration Council (ARC) throughout the year.

Criteria: Boundary amendment proposals exceeding \$5,000,000 in the most recent county property appraiser's tax assessed value shown on the owner's ad valorem tax bill shall be considered new Florida Forever Projects. Refer to [Rule 18-24, Florida Administrative Code](#).

Strategic Managed Areas Lands List

Existing Florida Forever Project (proposed for amendment): [Office of Greenways and Trails](#)

Property Proposed for Boundary Amendment: [Bonita-Estero Rail-Trail \(BERT\)](#)

Name/Affiliation Proposing Amendment: [Doug Hattaway, Trust for Public Lands](#)

Mailing Address: [1834 Hermitage Blvd., Ste. 100 Tallahassee FL 32308](#)

Street	City	State	ZIP
1834 Hermitage Blvd., Ste. 100	Tallahassee	FL	32308

Primary Phone: [850.212.6859](#) Email: [doug.hattaway@tpl.org](#)

Please note: Applications for boundary amendments must be submitted at least 60 days prior to a scheduled ARC meeting. Meeting dates and submission deadlines are published on the [ARC webpage](#).

This application, along with the supporting documentation specified in Attachments A-C, must be submitted in electronic format (PDF) to the email address below.

Please note that up to 18 copies may be requested. Maps should be in color and set to print no larger than 11 inches x 17 inches. The [Florida Forever Goals, Performance Measures and Criteria](#) can be accessed on our website. Applicants may also consult the Florida Natural Areas Inventory [Florida Forever Conservation Data Viewer](#) to ensure proposed parcels are not already within an approved project boundary.

SUBMIT COMPLETED APPLICATIONS TO:
FloridaForever@FloridaDEP.gov

Or by mail to:
Office of Environmental Services
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Blvd., Mail Station 140
Tallahassee, FL 32399-3000
Phone: 850-245-2555

Learn more about [Florida Forever](#).

**Florida Forever
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Authorized Representative

In accordance with the Florida Forever application process, the following individual is authorized as the primary point of contact for all matters concerning this application on behalf of the owner(s) of the real property described below, in Lee and Collier County, Florida.

Property/project name: Bonita Estero Rail Trail

Name/Affiliation of Authorized Representative: Doug Hattaway (Trust for Public Land)

Mailing Address: 1834 Hermitage Blvd., St. 100 Tallahassee Florida 32308
Street City State Zip

Primary Phone: (850) 212-6859 Email: doug.hattaway@tpl.org

Property information

47S, 48S

Section Several Township 46S Range 25E

Lat/Long North End: 26°26'58.5"N, 81°48'39.7"W South End: 26°17'40.1"N, 81°47'37.5"W

Acres 180

Parcel identification number(s): A portion of parcel no. 21-46-25-E1-U1868.2652, plus all of the following parcels:

28-46-25-E2-U1949.2522

33-46-25-E3-U1964.2308

28-46-25-E3-U1956.2448

03-47-25-E1-U1978.2168

33-46-25-E2-U1956.2388

10-47-25-E1-U1979.2047

15-47-25-B1-00001.0000, 10-47-25-E4-U1980.1966, 22-47-25-B4-00001.0000, 27-47-25-B2-00003.0000, 26-47-25-B1-00001.0000, 35-47-25-B1-00001.0010, 35-47-25-B4-00001.0000, 02-48-25-B1-00013.0000, 03-48-25-B3-00004.0000, 000100 060 03A10

Landowner Information

Robert H. Fay
Landowner Signature

03/20/2025

Date

Seminole Gulf Railway, LP By: Robert H. Fay, its Executive Vice President

Landowner Name (print)

Mailing Address: 4110 Centerpointe Drive Suite 207 Fort Myers FL 33916
Street City State Zip

Primary Phone: (239) 989-3516 (direct line) Email: rfay@floridarail.com

Please note: The landowner's signature above is not intended to preclude any representative of the Department of Environmental Protection, Division of State Lands (DSL), from contacting the property owner(s) directly concerning the property. This form is not intended to create or acknowledge an exclusive property listing agreement or any business relationship between the owner(s) of the property and the individual(s) named above. Owner understands that any commission or fee charged by the person named above in connection with the property is the sole responsibility of the landowner. This authorization will remain in effect throughout the application process unless written notice of rescission by the owner(s) named above, is received by the DSL.

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Supporting documentation

Attachment A. Provide a general description (narrative) of the land proposed including: [PAGES 4 -13](#)

- 1) A descriptive location of the proposed project with total acreage.
- 2) The general physical, natural resource, biological, hydrological, archaeological and historical characteristics of the project.
 - a. Does the property contain historic structures fifty years old or older? If so, provide a brief description, photograph(s) and location.
 - b. Does the property contain any improvements/facilities? If so, please describe.
- 3) Potential public recreation opportunities or other public uses.
- 4) Potential threats or development plans that could impact the value of the proposed project.
- 5) Local resolutions related to the potential public acquisition of the project (if applicable).
- 6) Details on how the project meets Florida Forever criteria [see [Chapter 259.105\(9\)](#) and (10), F.S.] and furthers the Florida Forever goals and performance measures [see [Chapter 259.105\(4\)](#), F.S.]. Refer to the [application addendum](#) on our website.
- 7) Whether the project is proposed for fee simple or less-than-fee acquisition.
 - a. If a less-than-fee acquisition is proposed, include a brief description of the current use(s) of the property. Also include any known activities or property rights proposed to be acquired by the state and those proposed to be retained by the property owner.
 - b. If project is proposed for fee simple acquisition, include the proposed land manager and a management commitment letter from the agency/entity upon application submittal. Applications for fee simple projects may be delayed if a management commitment from the recommended agency/entity is not included.
- 8) Whether the project is on another state acquisition list? If so, which one?

Attachment B. Ownership and tax information must include: [PAGES 14 - 94](#)

- 1) One (1) copy of the county property appraiser's property tax card for each parcel of land within the proposal. The tax card should include the following:
 - a. Tax parcel identification number
 - b. Just or market tax assessed value and tax assessed value.
 - c. Owners' names and addresses
 - d. Description and value of improvements.
 - e. Tax parcel acreage and its improvements.
 - f. Ad valorem taxes assessed on the property
- 2) If multiple parcels are included in the project proposal, summarize in table format by county, parcel ID, owner, acres and tax assessed value.
- 3) A letter from each property owner confirming their willingness to sell or a statement from the applicant asserting that each owner has been contacted.

Attachment C. Maps and Aerial Photographs [PAGES 95 - 100](#)

- 1) Provide shapefiles for the proposed project that depicts the project boundaries or show the property boundaries on a U.S. Geological Survey (USGS) topographic quadrangle map(s). USGS topographic quadrangle maps can be obtained from the Department of Environmental Protection's [Land Boundary Information System](#) (LABINS) or the [U.S. Geological Survey](#).
- 2) Mark the boundaries of the proposed addition on county tax maps, overlain on aerials if available. If tax aerial overlays are not available, aerials or [Digital Orthophoto Quadrangle](#) (DOQs) and tax maps should be submitted. DEP's [Map Direct](#) can also be used to assist with developing aerial and tax maps.
- 3) Mark the boundaries of the proposal on Florida Department of Transportation (FDOT) [county highway maps](#).

ATTACHMENT A

1) A descriptive location of the proposed project with total acreage.

The proposed Bonita Estero Rail Trail Phase I (BERT) boundary amendment to Office of Greenways and Trails Strategic Managed Areas Lands List, is an approximately 130 feet wide and 11.4-mile-long rail trail corridor in Lee and Collier Counties. This trail is made up of 16 parcels for a total of 180 acres +/- . At the north end BERT, begins at Estero Parkway in Lee County and ends south near Wiggins Pass Road in the Railhead Scrub Preserve in Collier County.

BERT is a segment of the Florida Gulf Coast Trail and within the Shared-Use Nonmotorized (SUN) Trail network. BERT is identified as a Priority Land Trail segment by the Florida Greenways and Trails System.

BERT connects to over 455 acres of public land managed by local and state partners that share a boundary with the rail trail. These parks are Koreshan State Park and State Historic Site managed by Florida State Parks, Village Trails Park managed by Village of Estero, four parks on the Imperial River managed by City of Bonita Springs and Railhead Scrub Preserve managed by Collier County.

2) The general physical, natural resource, biological, hydrological, archaeological and historical characteristics of the project.

BERT occurs in the Big Cypress watershed basin (Hydrologic Unit Code 8) in the Big Cypress Physiographic Province and Florida Geomorphology Everglades District. This region is characterized by poorly drained soils and average elevations at less than 12 feet. There are mixed developed land uses around the rail trail including residential, commercial, golf courses, parks, storm water features and a wooded corridor along the trail. It is estimated that 95% of the corridor around the rail trail is wooded and includes native trees, shrubs and grasses, open grassy areas, and paved surfaces. There are three bridges on the rail corridor crossing riparian areas at Estero River, Imperial River and Oak Creek.

The rail corridor was first acquired for use as a railroad in the early 1920s in a joint venture between Fort Myers Southern Railway and Atlantic Coast Line Railroad. At Oak Creek in Lee County the rail trail runs along side the historic Shangri-La Springs Hotel, a Ft Myers Southern Railway stop in Bonita Springs when the hotel was first known as the Heitman Hotel in the 1920s.

The BERT intersects existing aquatic corridors that connect from interior conservation regions to Estero Bay on the coast. The trail crosses four flowing surface waters that connect to Estero Bay Aquatic Preserve, Estero River, Spring Creek, Imperial River, and Oak Creek. The corridor also crosses an extensive network of wetlands connecting the Corkscrew Regional Ecosystem Watershed and the Larry Kiker Preserve to Estero Bay Aquatic Preserve. These surface water and wetland features also intersect the Florida Panther Focus Area east of the rail corridor.

Native wildlife utilizes the rail trail corridor. Florida Black Bear have been documented by Fish and Wildlife Conservation Commission in the vicinity, on the riparian corridors and observed by local residents on the rail corridor. Bobcats and game species have also been observed. Manatee sightings are observed utilizing the river channels that intersect the rail trail corridor. Gopher

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tortoises are known to inhabit and burrow along the rail trail. The Big Cypress Fox Squirrel is a likely wildlife species based on Florida Natural Areas Inventory Biodiversity Matrix Query Results.

a. Does the property contain historic structures fifty years old or older? If so, provide a brief description, photograph(s) and location.

The components of the existing rail line infrastructure consist of ballast, ties, crossings, and bridges that would be older than fifty years. There are three bridges crossing waterways on the rail trail corridor at Estero River, Oak Creek and Imperial River. A fourth bridge at Spring Creek no longer exists.





b. Does the property contain any improvements/facilities? If so, please describe.

There are no facilities on the rail trail corridor itself but there are facilities adjacent to the rail trail corridor such as picnic shelters and bathrooms in public parks. The rail corridor contains the remnants of ballast, ties, road crossings and bridges.

3) Potential public recreation opportunities or other public uses.

BERT will improve communities within Lee and Collier Counties by providing a beautiful, accessible greenway trail to connect people to neighborhoods, schools, shopping areas, jobs, parks, preserves and each other. BERT will be a paved multi-use trail for both cyclists and pedestrians.

BERT connects people and trail use to the communities it passes through. Allowing for safer commuting as well as access to amenities like public parks and nature. BERT shares a boundary with six local and one state park, over 455 acres of managed public land. In addition, Trust for Public Land completed an analysis called the 10-Minute Walk Service Area and 10-Minute Cycle Service Area to calculate distance from the rail trail corridor to schools and parks and identify population trends. See Exhibit A for the 10-minute walk and cycling analyses.

The population within a 10-minute walk to BERT is 8,500 people with at least 44% in a low-median household income and 42% in a high-median household income. At least 47% of those people are over age sixty-four, 40% are adults under sixty-four and 13% are children. Within a 10-minute walk of BERT there are two additional local parks, Estero Community Park and Oak Creek Preserve and five schools. The population is mostly white and about 22% Hispanic.

Pelican Landing Eco Park and five additional schools are within a 10-minute bicycle ride to BERT. The total population in the 10-minute bicycle ride to BERT is close to 73,000 people. Seniors over the age of sixty-four are approximately 45% of the population, with adults under sixty-four at approximately 42% and children at 13%. Median income levels considered high are approximately 46% and low, 40%. The population is mostly white and about 20% Hispanic.

4) Potential threats or development plans that could impact the value of the proposed project.

Development pressure and threats to the rail trail corridor could include remaining an active rail line or abandoning for other uses. Losing the corridor would make future trail creation very challenging because of the complex ownership of linear features crossing many jurisdictional boundaries and property owners. The corridor could also be threatened if it were legally abandoned with some sections subject to reversionary interests meaning those sections of corridor would be automatically gone. At 130 feet width, the corridor area parcels have marketable value and could be sold off for other uses. Sections of the corridor without reversionary interests could be sold to adjacent landowners.

Acquiring BERT and managing it for public use as a rail trail creates opportunities to improve habitat, protect water quality and manage surface water connectivity and flooding. Construction of the rail trail will provide opportunities to mitigate existing water flow obstructions, better manage stormwater runoff and reduce localized flooding. The rail corridor is elevated in some areas to accommodate the historic train use in a region that is characterized by low elevations and poor drainage. In some cases, the rail corridor can act a berm or barrier to storm water movement. Redeveloping the rail line as a rail trail creates opportunities to increase surface water connectivity with culverts and storm water retrofit to mitigate flood hazards from storm events. Managing flood and storm waters benefits water quality in the important creeks and rivers intersecting the trail and will have downstream benefits to Estero Bay.

Managing BERT for public use will also improve wildlife habitat. In the current rail trail corridor configuration, BERT supports linear habitat for wildlife and corridor connections to natural areas, parks and surface waters. A managed corridor will remove invasive plant species such as Brazilian peppertree that out competes native vegetation and disturbs wildlife habitat.

5) Local resolutions related to the potential public acquisition of the project (if applicable).

Collier County, City of Bonita Springs and Village of Estero are entering into a collaborative inter-local Memorandum of Agreement (MOA) regarding the shared responsibility and commitment to BERT management and acquisition.

Village of Estero Council Meeting voted on April 2nd, 2025, to approve the multi-partnered BERT MOA and pledged \$15M towards the acquisition of the rail trail corridor. BERT was also moved to top priority in the Village's Capital Improvement plan. An Open Space Master Plan identifies a potential trailhead and four distinct Eco-Historical hubs to connect visitor and resident destinations through interconnected trails that would connect with BERT.

City of Bonita has committed \$5M for BERT in their Capital Improvement Plan and will vote on April 16th to add \$10-12M, making their total pledge \$15 - \$17M.

Collier County Metropolitan Planning Organization endorsed the Paradise Coast Trail which includes the section of BERT in Collier County.

Lee County Metropolitan Planning Organization (MPO) Board unanimously voted to add BERT to the county's list of FDOT SunTrail priority projects to set the state for broader funding

opportunities and faster project delivery. The Lee MPO has submitted a SunTrail application for BERT Phase I currently under consideration. The rail corridor remains a high priority multi-use corridor in the Lee County MPO Transportation Plan. The Lee County comprehensive plan calls for preservation of the corridor.

6) Details on how the project meets Florida Forever criteria [see Chapter 259.105(9) and (10), F.S.] and furthers the Florida Forever goals and performance measures [see Chapter 259.105(4), F.S.]. Refer to the application addendum on our website.

Acquisition of the property would help meet the following Florida Forever goals and measures:

Goal A: Enhance the coordination and completion of land acquisition projects, as measured by: The number of acres acquired through the state's land acquisition programs that contribute to the enhancement of essential natural resources, ecosystem service parcels, and connecting linkage corridors as identified and developed by the best available scientific analysis;
All of the approximate 180 acres +/- of BERT contributes to valuable linkage corridors in Lee and Collier Counties.

BERT is a linear rail trail corridor that intersects public parks, natural areas, commercial and residential regions and crosses four significant surface waters as identified in the Florida Forever Conservation Data Viewer. The trail connects with areas identified as Natural Floodplain, where BERT management and redevelopment could address local flooding. BERT also connects with Under-represented Natural Communities Pine Flatwoods and Scrubby Flatwoods.

BERT is approximately 2 miles west of the Florida Wildlife Corridor, running parallel to Florida Ecological Greenways Network Priority 2. BERT connects to the Wildlife Corridor through the four surface waters and additional wetland riparian corridors that run perpendicular to BERT and the Wildlife Corridor (east/west) to Estero Bay. Protecting BERT and managing the corridor will improve wildlife habitat with exotic removal and native species planting enhancements and mitigate localized flooding.

BERT is a critical gap in the Florida Gulf Coast Trail, the Florida SUN Trail Network and Office of Greenways and Trails Priority Land Trails.

The number of shared acquisition projects among Florida Forever funding partners and partners with other funding sources, including local governments and the Federal Government.
The local governments of Collier County, Estero Village and City of Bonita Springs have pledged matching funding for BERT.

Village of Estero has pledged \$15M in their Capital Improvement Plan (CIP), making BERT among their top priorities.

City of Bonita has committed \$5M for BERT in their CIP and will vote on April 16th to add \$10-12M, making their total pledge \$15 - \$17M.

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Collier County currently has pledged \$899,000 and will address additional funding commitments to BERT at the end of April.

Goal B: Increase the protection of Florida's biodiversity at the species, natural community, and landscape levels, as measured by:

The number of acres acquired of significant strategic habitat conservation areas;

The Florida Forever Conservation Data View identifies the rail corridor intersects Priority 1 strategic habitat conservation areas in nine locations, and Priority 2 in six locations.

The number of acres acquired of highest priority conservation areas for Florida's rarest species;

The Florida Forever Conservation Data Viewer identifies highest priority conservation areas Priorities 5 & 6 at different intersections of BERT.

The number of acres acquired of significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages;

The entire 180-acre corridor provides both a landscape linkage and conservation corridor.

BERT is approximately 2 miles west of the Florida Wildlife Corridor, running parallel to Florida Ecological Greenways Network Priority 2. BERT connects to the Wildlife Corridor through the four surface waters and additional wetland riparian corridors that run perpendicular to BERT and the Wildlife Corridor (east/west) to Estero Bay. Protecting BERT and managing the corridor will improve wildlife habitat with exotic removal and native species planting enhancements and mitigate localized flooding.

BERT is a critical linkage in the Florida Gulf Coast Trail, the Florida SUN Trail Network and Office of Greenways and Trails Priority Land Trails.

The number of acres acquired of underrepresented native ecosystems;

The Florida Forever Conservation Data View identifies that the rail trail corridor is adjacent to .natural areas of the underrepresented Pine Flatwoods (G4) habitat.

Goal C: Protect, restore, and maintain the quality and natural functions of land, water and wetland systems of the state, as measured by:

The number of acres of publicly owned land identified as needing restoration, enhancement, and management, acres undergoing restoration or enhancement, acres with restoration activities completed, and acres managed to maintain such restored or enhanced conditions; the number of acres which represent actual or potential imperiled species habitat; the number of acres which are available pursuant to a management plan to restore, enhance, repopulate, and manage imperiled species habitat; and the number of acres of imperiled species habitat managed, restored, enhanced, repopulated, or acquired;

All of the 180-acre BERT project area will be managed by local government partners. The multi-use rail trail corridor interior of BERT will be approximately 25 feet wide +/- and buffered by existing native vegetation and habitat that will be enhanced with additional plantings and management. There is also the presence of invasive Brazilian peppertree that will be managed and

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removed. Habitat enhancement and management will benefit the state listed Big Cypress Fox Squirrel and Florida Gopher Tortoise as well as other native wildlife.

Under current use and ownership, limited and smaller sized culverts under the rail corridor are often blocked and insubstantial for stormwater management. New ownership and management of the rail trail corridor will increase opportunities for local improvements and management of stormwater and flooding impacts on water quality and Class III waters not meeting standards.

The percentage of water segments that fully meet, partially meet, or do not meet their designated uses as reported in the Department of Environmental Protection's State Water Quality Assessment 305(b) Report;

The FDEP Water Quality Assessments for TMDLs and BMAPs demonstrate that the surface waters and drainage basins in the project footprint are Impaired and Waters Not Attaining Standards. Estero and Imperial River have dissolved oxygen (DO) impairments. Oak Creek and Spring Creek have bacteria and DO impairments. Estero Bay has bacteria, nitrogen, iron and copper impairments.

The number of acres acquired that protect natural floodplain functions;

Local government management of BERT will increase opportunities for the local governments to collaboratively address flooding impacting water quality in surface water rivers and creeks and Estero Bay by increasing stormwater capacity around the rail trail. The Florida Forever Conservation Data View identifies primarily Priority 6 natural floodplain functions.

The number of acres acquired that protect surface waters of the state;

Acquiring BERT contributes 180-acres to the protection of state surface waters. The Florida Forever Conservation Data View identifies numerous connections of surface water protection areas intersecting BERT. The rail trail corridor intersects Priority 1 surface waters six times. The corridor intersects Priorities 3, 4 and 5 in numerous locations.

The number of acres of public conservation lands in which upland invasive, exotic plants are under maintenance control.

The entire length of BERT (180-acres +/-) will be under upland invasive exotic plant maintenance control.

Goal E: Increase natural resource-based public recreation or educational opportunities, as measured by:

The number of acres acquired that are available for natural resource-based public recreation or education;

BERT is a 180-acre nature based multiuse trail for bicyclists and pedestrians. The corridor is very wide at 130 feet, most of that width will be in a natural state with the central ribbon of paved trail (approximately 25 feet +/-) for pedestrians and cyclists. The corridor property will support wildlife habitat and nature based public recreation. The corridor also crosses multiple surface waters and public parks like the Railroad Scrub Preserve. There will be opportunities to observe wildlife, enjoy observations of riparian corridors, read interpretive signs and kiosks about the region and visit public parks adjoining and near the rail trail.

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2. The miles of trails that are available for public recreation, giving priority to those that provide significant connections including those that will assist in completing the Florida National Scenic Trail; or
The proposed Bonita Estero Rail Trail Phase I (BERT) boundary amendment to Office of Greenways and Trails Strategic Managed Areas Lands List, is an approximately 11.4-mile-long rail trail corridor in Lee and Collier Counties. BERT is a segment of the Florida Gulf Coast Trail and within the Shared-Use Nonmotorized (SUN) Trail network. BERT is identified as a Priority Land Trail segment by the Florida Greenways and Trails System.

Goal G: Increase the amount of forestland available for sustainable management of natural resources, as measured by:

4. The percentage and number of acres identified for restoration actually restored by reforestation.

Local government managers are committed to enhancing 100% of the existing linear natural vegetation and forested buffer and adding native tree plantings.

Goal H: Increase the amount of open space available in urban areas, as measured by: The percentage of local governments that participate in land acquisition programs and acquire open space in urban cores; or

All of the local government partners are participating in public open space land acquisition programs.

Lee County has the Conservation 20/20 land acquisition and stewardship program to protect natural and open space areas.

Collier County has the Conservation Collier land acquisition and stewardship program to protect natural and open space areas.

City of Bonita Springs' Comprehensive Plan addresses providing residents and visitors environmentally sensitive system of parks, recreation facilities and open space to meet the needs of the population and preserve and enhance natural areas. In the City's Comprehensive Plan, the City adopted Policy 1.1.1 that per 1,000 residents and seasonal guests, six acres of regional parks and one acre per 1,000 residents and seasonal guests for community parks.

Ord. No. 24-06, § 2, 8-7-24)

Policy 4.1.2: The City shall continue to support the preservation of environmentally sensitive areas in the coastal planning area by land acquisition.

(Ord. No. 19-11, § 2, 12-4-19)

Policy 7.1.1.d: Conduct a sensitive lands acquisition program. 3. The City will adopt and implement a program to acquire lands critical to water supply, flood protection, wildlife habitat, and passive recreation. 4. The City shall take full advantage of opportunities to cooperatively

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acquire and manage sensitive lands and to leverage other funding sources by working with state land acquisition and land management agencies such as the Florida Communities Trust and the Florida Fish and Wildlife Conservation Commission and by participating in land acquisition programs such as the Save Our Rivers program, the Conservation and Recreational Lands program and Lee County's 20/20 program. 5. The City, or other appropriate agency, shall prepare a management plan for each acquired site for the long-term maintenance and enhancement of its health and environmental integrity. The management plan will address any necessary people management (e.g., fences and signage to prevent incompatible uses), surface water management and restoration, ecosystems restoration, litter control, fire management, invasive exotic plant and animal control, and, where appropriate, compatible recreational use facilities. The plan will also address how maintenance will be funded. 6. The City shall encourage the establishment of, and provide assistance to, community-based land trusts, whose purpose is the preservation and protection of the City's natural resources. 7. Protecting natural reservations identified in the City's Parks and Recreation Master Plan.

The **Village of Estero** Comprehensive Plan goal CCM-1 for conservation and coastal management identifies that the Village will support and promote public access to greenway and waterfront areas by residents and visitors in ways that do not compromise the protection of these natural resources (CCM-1.4) and native plant communities (CCM-1.5).

Conservation and Coastal Management Policies:

CCM-1.1.1 The Village shall develop and maintain an inventory of public and private parks and conservation areas and other natural areas existing within the Village boundaries. CCM-1.1.2 Collaborate with public and private land managers to create interconnections between existing and future parks and preserve areas for recreational and wildlife benefits, in ways that do not compromise the protection of natural resources. CCM-1.1.3 Engage in public-private partnerships that foster the responsible use and enjoyment of parks and preserve areas. CCM-1.1.4 Encourage responsible land management techniques for public and private natural areas and parks designed to mimic natural South Florida ecosystems, increase biodiversity of beneficial native plant and animal species, and reduce fuel load and the potential for catastrophic wildfires. CCM-1.1.5 The Village shall facilitate the cooperation of public and private land managers to reduce cost and increase effectiveness of the management of natural areas. CCM-1.1.6 The Village shall seek to ensure that private developments perform maintenance and protect landscaping, drainage systems and preservation areas in accordance with applicable standards in the land development code and applicable permit conditions. CCM-1.5.1 Establish standards in the Land Development Code for the retention and preservation of environmentally critical areas including wetlands and Rare and Unique upland habitats. Rare and Unique upland habitats include, but are not limited to: sand scrub (320); coastal scrub (322); those pine flatwoods (411) which can be categorized as "mature" due to the absence of severe impacts caused by logging, drainage, and exotic infestation; slash pine/midstory oak (412); tropical hardwood (426); live oak hammock (427); and cabbage palm hammock (428). The numbered references are to the Florida Land Use Cover and Forms Classification System (FLUCFCS) Level III (FDOT, 1985). CCM-1.5.2 Establish standards in the Land Development Code for the preservation of wetland and upland habitats that are contiguous to other public or private natural areas along with the hydrologic interconnection between such preserve areas.

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Goal I: Mitigate the effects of natural disasters and floods in developed areas, as measured by: The number of acres acquired within a 100-year floodplain or a coastal high hazard area;
According to Federal Emergency Management Agency's online National Flood Hazard Layer Viewer, more than half of the rail trail corridor is in FEMA floodzone AE or AH.

2. The number of acres acquired or developed to serve dual functions as:

b. Greenways or open spaces available to the public for recreation;

All 180-acres +/- will be available as a greenway and open space for public recreation.

The percentage of the land acquired within the project boundary that creates additional open spaces, natural buffer areas, and greenways within a floodplain, while precluding rebuilding in areas that repeatedly flood.

Acquisition of the rail trail corridor will create opportunities to improve culvert crossings and flow across the berm that is within the corridor to alleviate local flooding.

7) Whether the project is proposed for fee simple or less-than-fee acquisition.

If project is proposed for fee simple acquisition, include the proposed land manager and a management commitment letter from the agency/entity upon application submittal. Applications for fee simple projects may be delayed if a management commitment from the recommended agency/entity is not included.

BERT will be managed under a multi-party agreement between Village of Estero, City of Bonita Springs and Collier County. These local governments have entered into a Memorandum of Understanding to this effect. See Exhibit B.

8) Whether the project is on another state acquisition list? If so, which one?

BERT is on the Office of Greenways and Trails State-wide Land Trail Priorities List. BERT has been nominated to be added to the SunTrail Priority project list.

Letters of Support for BERT Phase I can be found in Exhibit C

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ATTACHMENT B

Parcel ID	County	Acres	Just Market	Owner	Address
28-46-25-E2-U1949.2522	Lee	9	\$0	Seminole Gulf Railway L P	4110 Center Pointe Drive STE 207 Fort Myers FL 33916
28-46-25-E3-U1956.2448	Lee	9	\$0	Seminole Gulf Railway L P	4110 Center Pointe Drive STE 207 Fort Myers FL 33916
33-46-25-E2-U1956.2388	Lee	4	\$0	Seminole Gulf Railway L P	4110 Center Pointe Drive STE 207 Fort Myers FL 33916
33-46-25-E3-U1964.2308	Lee	12	\$0	Seminole Gulf Railway L P	4110 Center Pointe Drive STE 207 Fort Myers FL 33916
03-47-25-E1-U1978.2168	Lee	17	\$0	Seminole Gulf Railway L P	4110 Center Pointe Drive STE 207 Fort Myers FL 33916
10-47-25-E1-U1979.2047	Lee	7	\$0	Seminole Gulf Railway L P	4110 Center Pointe Drive STE 207 Fort Myers FL 33916
10-47-25-E4-U1980.1966	Lee	8	\$0	Seminole Gulf Railway L P	4110 Center Pointe Drive STE 207 Fort Myers FL 33916
15-47-25-B1-00001.0000	Lee	16	\$0	Seminole Gulf Railway L P	4110 Center Pointe Drive STE 207 Fort Myers FL 33916
22-47-25-B4-00001.0000	Lee	21	\$0	Seminole Gulf Railway L P	4110 Center Pointe Drive STE 207 Fort Myers FL 33916
27-47-25-B2-00003.0000	Lee	7	\$0	Seminole Gulf Railway L P	4110 Center Pointe Drive STE 207 Fort Myers FL 33916
26-47-25-B1-00001.0000	Lee	13	\$0	Seminole Gulf Railway L P	4110 Center Pointe Drive STE 207 Fort Myers FL 33916
35-47-25-B1-00001.0010	Lee	3	\$0	Seminole Gulf Railway L P	4110 Center Pointe Drive STE 207 Fort Myers FL 33916
35-47-25-B4-00001.0000	Lee	11	\$0	Seminole Gulf Railway L P	4110 Center Pointe Drive STE 207 Fort Myers FL 33916
02-48-25-B1-00013.0000	Lee	13	\$0	Seminole Gulf Railway L P	4110 Center Pointe Drive STE 207 Fort Myers FL 33916
03-48-25-B3-00004.0000	Lee	3	\$0	Seminole Gulf Railway L P	4110 Center Pointe Drive STE 207 Fort Myers FL 33916
145681504	Collier	24	\$72,900	Seminole Gulf Railway L P	4110 Center Pointe Drive STE 207 Fort Myers FL 33916
		180	\$ 72,900		

Property Data

STRAP: 28-46-25-E2-U1949.2522 Folio ID: 10273608

Hurricanes Helene/Milton Tax Roll Value Letter Hurricane Ian Tax Roll Value Letter

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



SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916

Site Address

Site Address maintained by **E911 Program Addressing**

RAILROAD R/W
ESTERO FL 33928

Property Description

Do not use for legal documents!



STRIP OF LAND RR R/W RUNNING SELY + SLY ACROSS SEC
LYING N OF BROADWAY

Attributes and Location Details

Total Bedrooms / Bathrooms 0
1st Year Building on Tax Roll N/A
Historic Designation No

Township	Range	Section	Block	Lot
46	25E	28		
Municipality	Latitude	Longitude		
Village of Estero	26.4455	-81.80848		

[View Parcel on Google Maps](#)

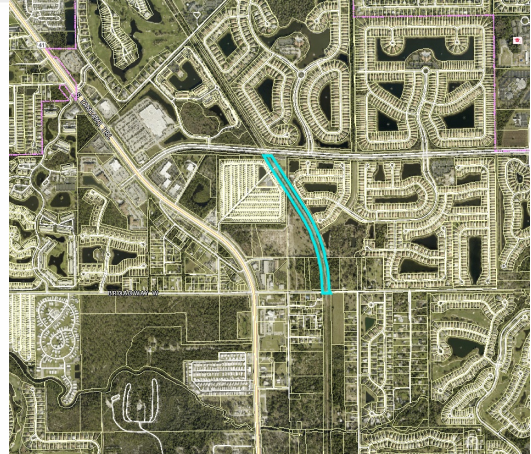


Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 3/31/2025 12:34 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	0	0	0	0	0	0	0
2023 / Additional Info	2023 (Final Value)	0	0	0	0	0	0	0
2022 / Additional Info	2022 (Final Value)	0	0	0	0	0	0	0
2021 / Additional Info	2021 (Final Value)	0	0	0	0	0	0	0
2020 / Additional Info	2020 (Final Value)	0	0	0	0	0	0	0
2019 / Additional Info	2019 (Final Value)	0	0	0	0	0	0	0
2018 / Additional Info	2018 (Final Value)	0	0	0	0	0	0	0
2017 / Additional Info	2017 (Final Value)	0	0	0	0	0	0	0

2016	2016 (Final Value)	0	0	0	0	0	0	0
2015	2015 (Final Value)	0	0	0	0	0	0	0
2014	2014 (Corrected Value)	0	0	0	0	0	0	0
	2013 (Final Value)	0	0	0	0	0	0	0
	2012 (Final Value)	0	0	0	0	0	0	0
	2011 (Final Value)	0	0	0	0	0	0	0
	2010 (Final Value)	0	0	0	0	0	0	0
	2009 (Final Value)	0	0	0	0	0	0	0
	2008 (Final Value)	0	0	0	0	0	0	0
	2007 (Final Value)	0	0	0	0	0	0	0
	2006 (Final Value)	0	0	0	0	0	0	0
	2005 (Final Value)	0	0	0	0	0	0	0
	2004 (Final Value)	0	0	0	0	0	0	0
	2003 (Final Value)	0	0	0	0	0	0	0
	2002 (Final Value)	0	0	0	0	0	0	0
	2001 (Final Value)	0	0	0	0	0	0	0
	2000 (Final Value)	0	0	0	0	0	0	0
	1999 (Final Value)	0	0	0	0	0	0	0
	1998 (Final Value)	0	0	0	0	0	0	0
	1997 (Final Value)	0	0	0	0	0	0	0
	1996 (Final Value)	0	0	0	0	0	0	0
	1995 (Final Value)	0	0	0	0	0	0	0
	1994 (Final Value)	0	0	0	0	0	0	0
	1993 (Final Value)	0	0	0	0	0	0	0
	1992 (Final Value)	0	0	0	0	0	0	0

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 (2024 Tax Roll)**

Generated on 3/31/2025 12:34 PM

Taxing Authorities

Generated on 3/31/2025 12:34 PM

VILLAGE OF ESTERO / ESTERO FIRE / 316

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 COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
ESTERO FIRE RESCUE DIST / 029	Independent District	ESTERO FIRE RESCUE DIST 21500 THREE OAKS PKWY ESTERO FL 33928
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
VILLAGE OF ESTERO / 340	Municipal	VILLAGE OF ESTERO 9401 CORKSCREW PALMS CIR ESTERO FL 33928
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
FLORIDA GREEN FINANCE AUTHORITY / 358	Special District	SPECIAL DISTRICT SERVICES INC 2501A BURNS RD PALM BEACH GARDENS FL 33410
GREEN CORRIDOR PACE / 363	Special District	
VILLAGE OF ESTERO PUENTE LN CORKSCREW RD / 395	Special District	VILLAGE OF ESTERO 9401 CORKSCREW PALMS CIR ESTERO FL 33928
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

Generated on 3/31/2025 12:34 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
10.00	11/01/2018	2019000150246	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-47-25-E1-U1978.2168 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 <i>Remaining parcels not listed.</i>	I
0.00	11/01/2018	2018000262032	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-47-25-E1-U1978.2168 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 <i>Remaining parcels not listed.</i>	I

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building / Construction Permit Data

Generated on 3/31/2025 12:34 PM

Permit Number	Permit Type	Date
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

Generated on 3/31/2025 12:34 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
28-46-25-00-00040.0000	N/A	Split (From another Parcel)	08/17/2011
28-46-25-00-00039.0000	N/A	Reserved for Renumber ONLY	01/14/2015

Solid Waste (Garbage) Roll Data

Generated on 3/31/2025 12:34 PM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
003 - Service Area 3	-		0	0.00
Garbage		Collection Days	Recycling	Horticulture

Flood and Storm Information

Generated on 3/31/2025 12:34 PM

Flood Insurance		Find my flood zone		Evacuation Zone	
Community	Panel	Version	Date		
071C	0583	G	11/17/2022	B	

Generated on 3/31/2025 12:34 PM

Property Data

STRAP: 28-46-25-E3-U1956.2448 Folio ID: 10557204

Hurricanes Helene/Milton Tax Roll Value Letter Hurricane Ian Tax Roll Value Letter

Generated on 3/31/2025 12:39 PM

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



SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916

Site Address

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

RAILROAD R/W
ESTERO FL

Property Description

Do not use for legal documents!



STRIP OF LAND RR R/W RUNNING SELY + SLY ACROSS
SECLYING S OF BROADWAY

Attributes and Location Details

Total Bedrooms / Bathrooms 0
1st Year Building on Tax Roll [1](#) N/A
Historic Designation No

Township	Range	Section	Block	Lot
46	25E	28		
Municipality	Latitude	Longitude		
Village of Estero	26.43836	-81.80674		

[View Parcel on Google Maps](#)

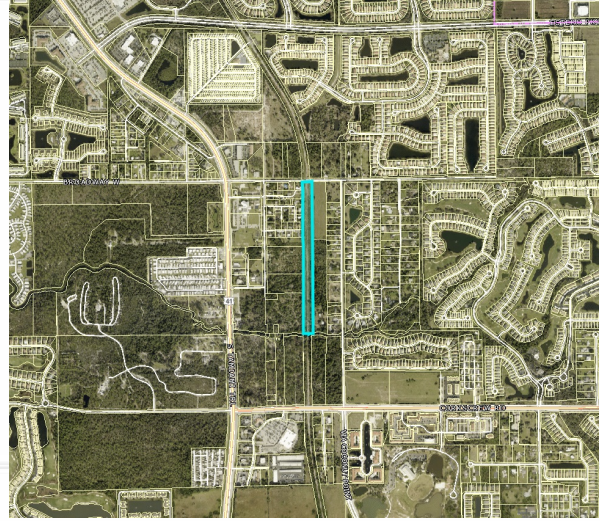


Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 3/31/2025 12:39 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	0	0	0	0	0	0	0
2023 / Additional Info	2023 (Final Value)	0	0	0	0	0	0	0
2022 / Additional Info	2022 (Final Value)	0	0	0	0	0	0	0
2021 / Additional Info	2021 (Final Value)	0	0	0	0	0	0	0
2020 / Additional Info	2020 (Final Value)	0	0	0	0	0	0	0
2019 / Additional Info	2019 (Final Value)	0	0	0	0	0	0	0
2018 / Additional Info	2018 (Final Value)	0	0	0	0	0	0	0
2017 / Additional Info	2017 (Final Value)	0	0	0	0	0	0	0

2016	2016 (Final Value)	0	0	0	0	0	0	0
2015	2015 (Final Value)	0	0	0	0	0	0	0
2014	2014 (Corrected Value)	0	0	0	0	0	0	0
	2013 (Final Value)	0	0	0	0	0	0	0
	2012 (Final Value)	0	0	0	0	0	0	0
	2011 (Final Value)	0	0	0	0	0	0	0

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 3/30/2025)

Generated on 3/31/2025 12:39 PM

 Property Details (2024 Tax Roll)

Generated on 3/31/2025 12:39 PM

Taxing Authorities

Generated on 3/31/2025 12:39 PM

CENTRALLY ASSESSED / 000

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

BAYSHORE FIRE & RESCUE SRVC / 006	Independent District	BAYSHORE FIRE DISTRICT 17350 NALLE RD NORTH FORT MYERS FL 33917
BONITA SPRINGS FIRE DISTRICT / 009	Independent District	BONITA SPRINGS FIRE 27701 BONITA GRANDE DR BONITA SPRINGS FL 34135
ESTERO FIRE RESCUE DIST / 029	Independent District	ESTERO FIRE RESCUE DIST 21500 THREE OAKS PKWY ESTERO FL 33928
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
NORTH FORT MYERS FIRE DISTRICT / 063	Independent District	NORTH FORT MYERS FIRE DISTRICT PO BOX 3507 NORTH FORT MYERS FL 33918-3507
SAN CARLOS PARK FIRE DISTRICT / 077	Independent District	SAN CARLOS PARK FIRE DISTRICT 19591 BEN HILL GRIFFIN PKWY FORT MYERS FL 33913-8989
SOUTH TRAIL FIRE DISTRICT / 085	Independent District	SOUTH TRAIL FIRE DISTRICT 5531 HALIFAX AVE FORT MYERS FL 33912
TICE FIRE DISTRICT / 088	Independent District	TICE FIRE DISTRICT 9351 WORKMEN WAY FORT MYERS FL 33905
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
CITY OF BONITA SPRINGS / 157	Municipal	CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135
CITY OF FORT MYERS / 031	Municipal	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
VILLAGE OF ESTERO / 340	Municipal	VILLAGE OF ESTERO 9401 CORKSCREW PALMS CIR ESTERO FL 33928
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
FLORIDA GREEN FINANCE AUTHORITY / 358	Special District	SPECIAL DISTRICT SERVICES INC 2501A BURNS RD PALM BEACH GARDENS FL 33410
GREEN CORRIDOR PACE / 363	Special District	
VILLAGE OF ESTERO PUENTE LN CORKSCREW RD / 395	Special District	VILLAGE OF ESTERO 9401 CORKSCREW PALMS CIR ESTERO FL 33928
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 ⓘ

Generated on 3/31/2025 12:39 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/Improved
10.00	11/01/2018	2019000150246	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-47-25-E1-U1978.2168 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 Remaining parcels not listed.	I
0.00	11/01/2018	2018000262032	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-47-25-E1-U1978.2168 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 Remaining parcels not listed.	I

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building / Construction Permit Data

Generated on 3/31/2025 12:39 PM

Permit Number

Permit Type

Date

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 ⓘ

Generated on 3/31/2025 12:39 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
28-46-25-00-00039.0000	N/A	Split (From another Parcel)	08/17/2011
28-46-25-00-00040.0000	N/A	Reserved for Renumber ONLY	01/14/2015

Solid Waste (Garbage) Roll Data

Generated on 3/31/2025 12:39 PM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
003 - Service Area 3	-		0	0.00
Collection Days				
Garbage		Recycling		Horticulture
Tuesday		Tuesday		Tuesday

Flood and Storm Information

Generated on 3/31/2025 12:39 PM

Flood Insurance		Find my flood zone	Evacuation Zone	
Community	Panel	Version		
071C	0583	G	11/17/2022	A

Generated on 3/31/2025 12:39 PM

Property Data

STRAP: 33-46-25-E2-U1956.2388 Folio ID: 10275671

Hurricanes Helene/Milton Tax Roll Value Letter Hurricane Ian Tax Roll Value Letter

Generated on 3/31/2025 12:40 PM

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



SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916

Site Address

Site Address maintained by E911 Program Addressing

RAILROAD R/W
ESTERO FL 33928

Property Description

Do not use for legal documents!



A STRIP OF LAND RR R/W RUNNING SELY ACROSS E 1/2 OF
SEC LYING N OF CORKSCREW RD

Attributes and Location Details

Total Bedrooms / Bathrooms 0
1st Year Building on Tax Roll N/A
Historic Designation No

Township	Range	Section	Block	Lot
46	25E	33		
Municipality	Latitude	Longitude		
Village of Estero	26.43296	-81.80673		

[View Parcel on Google Maps](#)

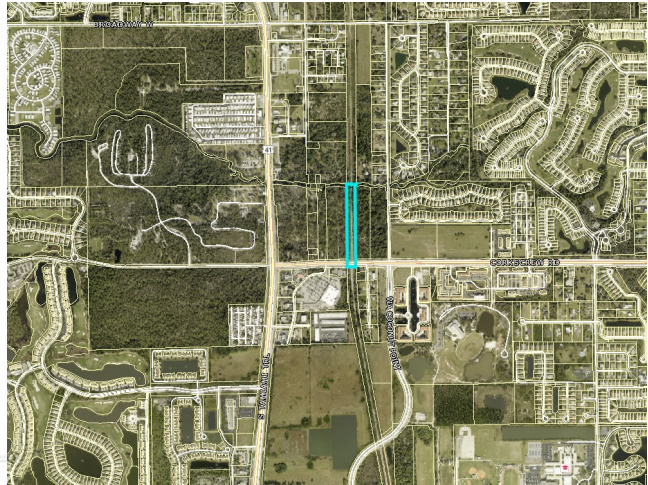


Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 3/31/2025 12:40 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	0	0	0	0	0	0	0
2023 / Additional Info	2023 (Final Value)	0	0	0	0	0	0	0
2022 / Additional Info	2022 (Final Value)	0	0	0	0	0	0	0
2021 / Additional Info	2021 (Final Value)	0	0	0	0	0	0	0
2020 / Additional Info	2020 (Final Value)	0	0	0	0	0	0	0
2019 / Additional Info	2019 (Final Value)	0	0	0	0	0	0	0
2018 / Additional Info	2018 (Final Value)	0	0	0	0	0	0	0
2017 / Additional Info	2017 (Final Value)	0	0	0	0	0	0	0

2016	2016 (Final Value)	0	0	0	0	0	0	0
2015	2015 (Final Value)	0	0	0	0	0	0	0
2014	2014 (Corrected Value)	0	0	0	0	0	0	0
	2013 (Final Value)	0	0	0	0	0	0	0
	2012 (Final Value)	0	0	0	0	0	0	0
	2011 (Final Value)	0	0	0	0	0	0	0
	2010 (Final Value)	0	0	0	0	0	0	0
	2009 (Final Value)	0	0	0	0	0	0	0
	2008 (Final Value)	0	0	0	0	0	0	0
	2007 (Final Value)	0	0	0	0	0	0	0
	2006 (Final Value)	0	0	0	0	0	0	0
	2005 (Final Value)	0	0	0	0	0	0	0
	2004 (Final Value)	0	0	0	0	0	0	0
	2003 (Final Value)	0	0	0	0	0	0	0
	2002 (Final Value)	0	0	0	0	0	0	0
	2001 (Final Value)	0	0	0	0	0	0	0
	2000 (Final Value)	0	0	0	0	0	0	0
	1999 (Final Value)	0	0	0	0	0	0	0
	1998 (Final Value)	0	0	0	0	0	0	0
	1997 (Final Value)	0	0	0	0	0	0	0
	1996 (Final Value)	0	0	0	0	0	0	0
	1995 (Final Value)	0	0	0	0	0	0	0
	1994 (Final Value)	0	0	0	0	0	0	0
	1993 (Final Value)	0	0	0	0	0	0	0
	1992 (Final Value)	0	0	0	0	0	0	0

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 (2024 Tax Roll)**

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Taxing Authorities

Generated on 3/31/2025 12:40 PM

CENTRALLY ASSESSED / 000

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
BAYSHORE FIRE & RESCUE SRVC / 006	Independent District	BAYSHORE FIRE DISTRICT 17350 NALLE RD NORTH FORT MYERS FL 33917
BONITA SPRINGS FIRE DISTRICT / 009	Independent District	BONITA SPRINGS FIRE 27701 BONITA GRANDE DR BONITA SPRINGS FL 34135
ESTERO FIRE RESCUE DIST / 029	Independent District	ESTERO FIRE RESCUE DIST 21500 THREE OAKS PKWY ESTERO FL 33928
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
NORTH FORT MYERS FIRE DISTRICT / 063	Independent District	NORTH FORT MYERS FIRE DISTRICT PO BOX 3507 NORTH FORT MYERS FL 33918-3507
SAN CARLOS PARK FIRE DISTRICT / 077	Independent District	SAN CARLOS PARK FIRE DISTRICT 19591 BEN HILL GRIFFIN PKWY FORT MYERS FL 33913-8989
SOUTH TRAIL FIRE DISTRICT / 085	Independent District	SOUTH TRAIL FIRE DISTRICT 5531 HALIFAX AVE FORT MYERS FL 33912
TICE FIRE DISTRICT / 088	Independent District	TICE FIRE DISTRICT 9351 WORKMEN WAY FORT MYERS FL 33905
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408

CITY OF BONITA SPRINGS / 157	Municipal	CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135
CITY OF FORT MYERS / 031	Municipal	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
VILLAGE OF ESTERO / 340	Municipal	VILLAGE OF ESTERO 9401 CORKSCREW PALMS CIR ESTERO FL 33928
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
FLORIDA GREEN FINANCE AUTHORITY / 358	Special District	SPECIAL DISTRICT SERVICES INC 2501A BURNS RD PALM BEACH GARDENS FL 33410
GREEN CORRIDOR PACE / 363	Special District	
VILLAGE OF ESTERO PUENTE LN CORKSCREW RD / 395	Special District	VILLAGE OF ESTERO 9401 CORKSCREW PALMS CIR ESTERO FL 33928
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 ⓘ

Generated on 3/31/2025 12:40 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/Improved
10.00	11/01/2018	2019000150246	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-47-25-E1-U1978.2168 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 <i>Remaining parcels not listed.</i>	I
0.00	11/01/2018	2018000262032	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-47-25-E1-U1978.2168 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 <i>Remaining parcels not listed.</i>	I
100.00	04/02/1924	70/167	04		V

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building / Construction Permit Data

Generated on 3/31/2025 12:40 PM

Permit Number

Permit Type

Date

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

Generated on 3/31/2025 12:40 PM

Prior STRAP

Prior Folio ID

Renumber Reason

Renumber Date

33-46-25-00-00023.0000

[N/A](#)

Split (From another Parcel)

08/17/2011

33-46-25-00-00020.0000

[N/A](#)

Reserved for Renumber ONLY

01/14/2015

Solid Waste (Garbage) Roll Data

Generated on 3/31/2025 12:40 PM

Solid Waste District

Roll Type

Category

Unit / Area

Tax Amount

003 - Service Area 3

-

0

0.00

Collection Days

Garbage

Recycling

Horticulture

Tuesday

Tuesday

Tuesday

Flood and Storm Information

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Flood Insurance [Find my flood zone](#)

Community

Panel

Version

Date

Evacuation Zone

071C

0591

H

11/17/2022

A

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Property Data

STRAP: 33-46-25-E3-U1964.2308 Folio ID: 10557205

Hurricanes Helene/Milton Tax Roll Value Letter Hurricane Ian Tax Roll Value Letter

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



SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916

Site Address

Site Address maintained by E911 Program Addressing

RAILROAD R/W
ESTERO FL

Property Description

Do not use for legal documents!



A STRIP OF LAND RR R/W RUNNING SELY ACROSS E 1/2 OF
SEC LYING S OF CORKSCREW RD

Attributes and Location Details

Total Bedrooms / Bathrooms 0
1st Year Building on Tax Roll  N/A
Historic Designation No

Township	Range	Section	Block	Lot
46	25E	33		
Municipality	Latitude	Longitude		
Village of Estero	26.42578	-81.80578		

[View Parcel on Google Maps](#)

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



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

Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 3/31/2025 12:46 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	0	0	0	0	0	0	0
2023 / Additional Info	2023 (Final Value)	0	0	0	0	0	0	0
2022 / Additional Info	2022 (Final Value)	0	0	0	0	0	0	0
2021 / Additional Info	2021 (Final Value)	0	0	0	0	0	0	0
2020 / Additional Info	2020 (Final Value)	0	0	0	0	0	0	0
2019 / Additional Info	2019 (Final Value)	0	0	0	0	0	0	0
2018 / Additional Info	2018 (Final Value)	0	0	0	0	0	0	0
2017 / Additional Info	2017 (Final Value)	0	0	0	0	0	0	0

2016	2016 (Final Value)	0	0	0	0	0	0	0
2015	2015 (Final Value)	0	0	0	0	0	0	0
2014	2014 (Corrected Value)	0	0	0	0	0	0	0
	2013 (Final Value)	0	0	0	0	0	0	0
	2012 (Final Value)	0	0	0	0	0	0	0
	2011 (Final Value)	0	0	0	0	0	0	0

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](#)).

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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 3/30/2025)

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Property Details (2024 Tax Roll)



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Taxing Authorities

Generated on 3/31/2025 12:46 PM

CENTRALLY ASSESSED / 000

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

BAYSHORE FIRE & RESCUE SRVC / 006	Independent District	BAYSHORE FIRE DISTRICT 17350 NALLE RD NORTH FORT MYERS FL 33917
BONITA SPRINGS FIRE DISTRICT / 009	Independent District	BONITA SPRINGS FIRE 27701 BONITA GRANDE DR BONITA SPRINGS FL 34135
ESTERO FIRE RESCUE DIST / 029	Independent District	ESTERO FIRE RESCUE DIST 21500 THREE OAKS PKWY ESTERO FL 33928
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
NORTH FORT MYERS FIRE DISTRICT / 063	Independent District	NORTH FORT MYERS FIRE DISTRICT PO BOX 3507 NORTH FORT MYERS FL 33918-3507
SAN CARLOS PARK FIRE DISTRICT / 077	Independent District	SAN CARLOS PARK FIRE DISTRICT 19591 BEN HILL GRIFFIN PKWY FORT MYERS FL 33913-8989
SOUTH TRAIL FIRE DISTRICT / 085	Independent District	SOUTH TRAIL FIRE DISTRICT 5531 HALIFAX AVE FORT MYERS FL 33912
TICE FIRE DISTRICT / 088	Independent District	TICE FIRE DISTRICT 9351 WORKMEN WAY FORT MYERS FL 33905
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
CITY OF BONITA SPRINGS / 157	Municipal	CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135
CITY OF FORT MYERS / 031	Municipal	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
VILLAGE OF ESTERO / 340	Municipal	VILLAGE OF ESTERO 9401 CORKSCREW PALMS CIR ESTERO FL 33928
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
FLORIDA GREEN FINANCE AUTHORITY / 358	Special District	SPECIAL DISTRICT SERVICES INC 2501A BURNS RD PALM BEACH GARDENS FL 33410
GREEN CORRIDOR PACE / 363	Special District	
VILLAGE OF ESTERO PUENTE LN CORKSCREW RD / 395	Special District	VILLAGE OF ESTERO 9401 CORKSCREW PALMS CIR ESTERO FL 33928
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

Generated on 3/31/2025 12:46 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/Improved
10.00	11/01/2018	2019000150246	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-47-25-E1-U1978.2168 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 Remaining parcels not listed.	I
0.00	11/01/2018	2018000262032	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-47-25-E1-U1978.2168 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 Remaining parcels not listed.	I
100.00	04/02/1924	70/167	04	Help safeguard your home against property fraud. Sign up for the Lee Clerk's free Property Fraud Alert.	V

Building / Construction Permit Data

Generated on 3/31/2025 12:46 PM

Permit Number	Permit Type	Date
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

Generated on 3/31/2025 12:46 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
33-46-25-00-00020.0000	N/A	Split (From another Parcel)	08/17/2011
33-46-25-00-00023.0000	N/A	Reserved for Renumber ONLY	01/14/2015

Solid Waste (Garbage) Roll Data

Generated on 3/31/2025 12:46 PM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
003 - Service Area 3	-		0	0.00
Collection Days				
Garbage		Recycling		Horticulture
Monday		Monday		Monday

Flood and Storm Information

Generated on 3/31/2025 12:46 PM

Flood Insurance		Find my flood zone		Evacuation Zone	
Community	Panel	Version	Date		
071C	0591	H	11/17/2022	C	

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Property Data

STRAP: 03-47-25-E1-U1978.2168 Folio ID: 10276688

[Hurricanes Helene/Milton Tax Roll Value Letter](#)

[Hurricane Ian Tax Roll Value Letter](#)

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



SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916

Site Address

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

RAILROAD R/W
ESTERO FL

Property Description

Do not use for legal documents!

STRIP OF LAND FOR RR R/W IN SEC 03 TWN 47 RGE 25

Attributes and Location Details

Total Bedrooms / Bathrooms 0
1st Year Building on Tax Roll N/A
Historic Designation No

Township	Range	Section	Block	Lot
47	25E	03		
Municipality	Latitude	Longitude		
Village of Estero	26.41302	-81.80454		

[View Parcel on Google Maps](#)

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



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

Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 3/31/2025 12:47 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	0	0	0	0	0	0	0
2023 / Additional Info	2023 (Final Value)	0	0	0	0	0	0	0
2022 / Additional Info	2022 (Final Value)	0	0	0	0	0	0	0
2021 / Additional Info	2021 (Final Value)	0	0	0	0	0	0	0
2020 / Additional Info	2020 (Final Value)	0	0	0	0	0	0	0
2019 / Additional Info	2019 (Final Value)	0	0	0	0	0	0	0
2018 / Additional Info	2018 (Final Value)	0	0	0	0	0	0	0
2017 / Additional Info	2017 (Final Value)	0	0	0	0	0	0	0

2016	2016 (Final Value)	0	0	0	0	0	0	0
2015	2015 (Final Value)	0	0	0	0	0	0	0
2014	2014 (Corrected Value)	0	0	0	0	0	0	0
	2013 (Final Value)	0	0	0	0	0	0	0
	2012 (Final Value)	0	0	0	0	0	0	0
	2011 (Final Value)	0	0	0	0	0	0	0
	2010 (Final Value)	0	0	0	0	0	0	0
	2009 (Final Value)	0	0	0	0	0	0	0
	2008 (Final Value)	0	0	0	0	0	0	0
	2007 (Final Value)	0	0	0	0	0	0	0
	2006 (Final Value)	0	0	0	0	0	0	0
	2005 (Final Value)	0	0	0	0	0	0	0
	2004 (Final Value)	0	0	0	0	0	0	0
	2003 (Final Value)	0	0	0	0	0	0	0
	2002 (Final Value)	0	0	0	0	0	0	0
	2001 (Final Value)	0	0	0	0	0	0	0
	2000 (Final Value)	0	0	0	0	0	0	0
	1999 (Final Value)	0	0	0	0	0	0	0
	1998 (Final Value)	0	0	0	0	0	0	0
	1997 (Final Value)	0	0	0	0	0	0	0
	1996 (Final Value)	0	0	0	0	0	0	0
	1995 (Final Value)	0	0	0	0	0	0	0
	1994 (Final Value)	0	0	0	0	0	0	0
	1993 (Final Value)	0	0	0	0	0	0	0
	1992 (Final Value)	0	0	0	0	0	0	0

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](#)).

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The **Exemptions** value is the total amount of all exemptions on the parcel.

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(i.e. Taxable = Capped Assessed - Exemptions)

**Property Details (2024 Tax Roll)**

Generated on 3/31/2025 12:47 PM

Taxing Authorities

Generated on 3/31/2025 12:47 PM

CENTRALLY ASSESSED / 000

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
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BONITA SPRINGS FIRE DISTRICT / 009	Independent District	BONITA SPRINGS FIRE 27701 BONITA GRANDE DR BONITA SPRINGS FL 34135
ESTERO FIRE RESCUE DIST / 029	Independent District	ESTERO FIRE RESCUE DIST 21500 THREE OAKS PKWY ESTERO FL 33928
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
NORTH FORT MYERS FIRE DISTRICT / 063	Independent District	NORTH FORT MYERS FIRE DISTRICT PO BOX 3507 NORTH FORT MYERS FL 33918-3507
SAN CARLOS PARK FIRE DISTRICT / 077	Independent District	SAN CARLOS PARK FIRE DISTRICT 19591 BEN HILL GRIFFIN PKWY FORT MYERS FL 33913-8989
SOUTH TRAIL FIRE DISTRICT / 085	Independent District	SOUTH TRAIL FIRE DISTRICT 5531 HALIFAX AVE FORT MYERS FL 33912
TICE FIRE DISTRICT / 088	Independent District	TICE FIRE DISTRICT 9351 WORKMEN WAY FORT MYERS FL 33905
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408

CITY OF BONITA SPRINGS / 157	Municipal	CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135
CITY OF FORT MYERS / 031	Municipal	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
VILLAGE OF ESTERO / 340	Municipal	VILLAGE OF ESTERO 9401 CORKSCREW PALMS CIR ESTERO FL 33928
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
FLORIDA GREEN FINANCE AUTHORITY / 358	Special District	SPECIAL DISTRICT SERVICES INC 2501A BURNS RD PALM BEACH GARDENS FL 33410
GREEN CORRIDOR PACE / 363	Special District	
VILLAGE OF ESTERO PUENTE LN CORKSCREW RD / 395	Special District	VILLAGE OF ESTERO 9401 CORKSCREW PALMS CIR ESTERO FL 33928
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

Generated on 3/31/2025 12:47 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/Improved
10.00	11/01/2018	2019000150246	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 08-46-25-00-00007.0000 <i>Remaining parcels not listed.</i>	I
0.00	11/01/2018	2018000262032	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 08-46-25-00-00007.0000 <i>Remaining parcels not listed.</i>	I

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building / Construction Permit Data

Generated on 3/31/2025 12:47 PM

Permit Number	Permit Type	Date
FNC2006-00493	Fence	04/21/2006

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

Generated on 3/31/2025 12:47 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
03-47-25-00-00001.0000	N/A	Reserved for Renumber ONLY	01/14/2015

Solid Waste (Garbage) Roll Data

Generated on 3/31/2025 12:47 PM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
003 - Service Area 3	-		0	0.00

Garbage	Collection Days	Recycling	Horticulture
Monday		Monday	Monday

Flood and Storm Information

Generated on 3/31/2025 12:47 PM

Community	Flood Insurance	Find my flood zone	Panel	Version	Date	Evacuation Zone
071C			0591	H	11/17/2022	C

Generated on 3/31/2025 12:47 PM

Property Data

STRAP: 10-47-25-E1-U1979.2047 Folio ID: 10557145

Hurricanes Helene/Milton Tax Roll Value Letter Hurricane Ian Tax Roll Value Letter

Generated on 3/31/2025 12:48 PM

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



SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916

Site Address

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

RAILROAD R/W
ESTERO FL

Property Description

Do not use for legal documents!



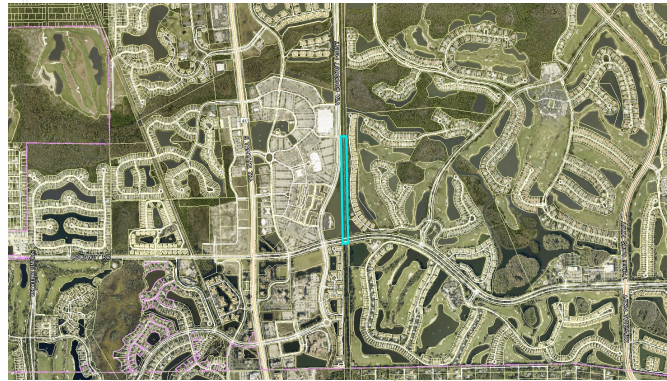
STRIP OF LAND IN SEC 10 47 25 FOR RR R/W LYING NORTH OF
COCONUT ROW

Attributes and Location Details

Total Bedrooms / Bathrooms 0
1st Year Building on Tax Roll [1](#) N/A
Historic Designation No

Township	Range	Section	Block	Lot
47	25E	10		
Municipality	Latitude	Longitude		
Village of Estero	26.40219	-81.80418		

[View Parcel on Google Maps](#)



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

Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 3/31/2025 12:48 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	0	0	0	0	0	0	0
2023 / Additional Info	2023 (Final Value)	0	0	0	0	0	0	0
2022 / Additional Info	2022 (Final Value)	0	0	0	0	0	0	0
2021 / Additional Info	2021 (Final Value)	0	0	0	0	0	0	0
2020 / Additional Info	2020 (Final Value)	0	0	0	0	0	0	0
2019 / Additional Info	2019 (Final Value)	0	0	0	0	0	0	0
2018 / Additional Info	2018 (Final Value)	0	0	0	0	0	0	0
2017 / Additional Info	2017 (Final Value)	0	0	0	0	0	0	0

2016	2016 (Final Value)	0	0	0	0	0	0	0
2015	2015 (Final Value)	0	0	0	0	0	0	0
2014	2014 (Corrected Value)	0	0	0	0	0	0	0
	2013 (Final Value)	0	0	0	0	0	0	0
	2012 (Final Value)	0	0	0	0	0	0	0
	2011 (Final Value)	0	0	0	0	0	0	0

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 3/30/2025)

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Property Details (2024 Tax Roll)

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Taxing Authorities

Generated on 3/31/2025 12:48 PM

CENTRALLY ASSESSED / 000

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

BAYSHORE FIRE & RESCUE SRVC / 006	Independent District	BAYSHORE FIRE DISTRICT 17350 NALLE RD NORTH FORT MYERS FL 33917
BONITA SPRINGS FIRE DISTRICT / 009	Independent District	BONITA SPRINGS FIRE 27701 BONITA GRANDE DR BONITA SPRINGS FL 34135
ESTERO FIRE RESCUE DIST / 029	Independent District	ESTERO FIRE RESCUE DIST 21500 THREE OAKS PKWY ESTERO FL 33928
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
NORTH FORT MYERS FIRE DISTRICT / 063	Independent District	NORTH FORT MYERS FIRE DISTRICT PO BOX 3507 NORTH FORT MYERS FL 33918-3507
SAN CARLOS PARK FIRE DISTRICT / 077	Independent District	SAN CARLOS PARK FIRE DISTRICT 19591 BEN HILL GRIFFIN PKWY FORT MYERS FL 33913-8989
SOUTH TRAIL FIRE DISTRICT / 085	Independent District	SOUTH TRAIL FIRE DISTRICT 5531 HALIFAX AVE FORT MYERS FL 33912
TICE FIRE DISTRICT / 088	Independent District	TICE FIRE DISTRICT 9351 WORKMEN WAY FORT MYERS FL 33905
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
CITY OF BONITA SPRINGS / 157	Municipal	CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135
CITY OF FORT MYERS / 031	Municipal	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
VILLAGE OF ESTERO / 340	Municipal	VILLAGE OF ESTERO 9401 CORKSCREW PALMS CIR ESTERO FL 33928
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
FLORIDA GREEN FINANCE AUTHORITY / 358	Special District	SPECIAL DISTRICT SERVICES INC 2501A BURNS RD PALM BEACH GARDENS FL 33410
GREEN CORRIDOR PACE / 363	Special District	
VILLAGE OF ESTERO PUENTE LN CORKSCREW RD / 395	Special District	VILLAGE OF ESTERO 9401 CORKSCREW PALMS CIR ESTERO FL 33928
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

Generated on 3/31/2025 12:48 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/Improved
10.00	11/01/2018	2019000150246	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-47-25-E1-U1978.2168 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 Remaining parcels not listed.	I
0.00	11/01/2018	2018000262032	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-47-25-E1-U1978.2168 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 Remaining parcels not listed.	I

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Building / Construction Permit Data

Generated on 3/31/2025 12:48 PM

Permit Number

Permit Type

Date

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

Generated on 3/31/2025 12:48 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
10-47-25-00-00001.0000	N/A	Split (From another Parcel)	07/25/2011
10-47-25-00-00001.0010	N/A	Reserved for Renumber ONLY	01/14/2015

Solid Waste (Garbage) Roll Data

Generated on 3/31/2025 12:48 PM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
003 - Service Area 3	-		0	0.00
Collection Days				
Garbage	Recycling		Horticulture	
Monday			Monday	

Flood and Storm Information

Generated on 3/31/2025 12:48 PM

Community		Flood Insurance	Find my flood zone		Evacuation Zone
Community	Panel	Version	Date		
071C	0593	H	11/17/2022		C

Generated on 3/31/2025 12:48 PM



Property Data

STRAP: 10-47-25-E4-U1980.1966 Folio ID: 10278088

Hurricanes Helene/Milton Tax Roll Value Letter

Hurricane Ian Tax Roll Value Letter

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Owner Of Record - Sole Owner [Change Mailing Address]



SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916

Site Address

Site Address maintained by **E911 Program Addressing**

RAILROAD R/W
ESTERO FL 34134

Property Description

Do not use for legal documents!



STRIP OF LAND IN SEC 10 47 25 FOR RR R/W LYING SOUTH OF
COCONUT ROW

Attributes and Location Details

Total Bedrooms / Bathrooms 0
1st Year Building on Tax Roll  N/A
Historic Designation No

Township	Range	Section	Block	Lot
47	25E	10		
Municipality	Latitude	Longitude		
Village of Estero	26.39487	-81.80406		

[View Parcel on Google Maps](#)

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



[[Pictometry Aerial Viewer](#)]

Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 3/31/2025 12:49 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	0	0	0	0	0	0	0
2023 / Additional Info	2023 (Final Value)	0	0	0	0	0	0	0
2022 / Additional Info	2022 (Final Value)	0	0	0	0	0	0	0
2021 / Additional Info	2021 (Final Value)	0	0	0	0	0	0	0
2020 / Additional Info	2020 (Final Value)	0	0	0	0	0	0	0
2019 / Additional Info	2019 (Final Value)	0	0	0	0	0	0	0
2018 / Additional Info	2018 (Final Value)	0	0	0	0	0	0	0
2017 / Additional Info	2017 (Final Value)	0	0	0	0	0	0	0

2016	2016 (Final Value)	0	0	0	0	0	0	0
2015	2015 (Final Value)	0	0	0	0	0	0	0
2014	2014 (Corrected Value)	0	0	0	0	0	0	0
	2013 (Final Value)	0	0	0	0	0	0	0
	2012 (Final Value)	0	0	0	0	0	0	0
	2011 (Final Value)	0	0	0	0	0	0	0
	2010 (Final Value)	0	0	0	0	0	0	0
	2009 (Final Value)	0	0	0	0	0	0	0
	2008 (Final Value)	0	0	0	0	0	0	0
	2007 (Final Value)	0	0	0	0	0	0	0
	2006 (Final Value)	0	0	0	0	0	0	0
	2005 (Final Value)	0	0	0	0	0	0	0
	2004 (Final Value)	0	0	0	0	0	0	0
	2003 (Final Value)	0	0	0	0	0	0	0
	2002 (Final Value)	0	0	0	0	0	0	0
	2001 (Final Value)	0	0	0	0	0	0	0
	2000 (Final Value)	0	0	0	0	0	0	0
	1999 (Final Value)	0	0	0	0	0	0	0
	1998 (Final Value)	0	0	0	0	0	0	0
	1997 (Final Value)	0	0	0	0	0	0	0
	1996 (Final Value)	0	0	0	0	0	0	0
	1995 (Final Value)	0	0	0	0	0	0	0
	1994 (Final Value)	0	0	0	0	0	0	0
	1993 (Final Value)	0	0	0	0	0	0	0
	1992 (Final Value)	0	0	0	0	0	0	0

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 (2024 Tax Roll)**

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Taxing Authorities

Generated on 3/31/2025 12:49 PM

CENTRALLY ASSESSED / 000

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
BAYSHORE FIRE & RESCUE SRVC / 006	Independent District	BAYSHORE FIRE DISTRICT 17350 NALLE RD NORTH FORT MYERS FL 33917
BONITA SPRINGS FIRE DISTRICT / 009	Independent District	BONITA SPRINGS FIRE 27701 BONITA GRANDE DR BONITA SPRINGS FL 34135
ESTERO FIRE RESCUE DIST / 029	Independent District	ESTERO FIRE RESCUE DIST 21500 THREE OAKS PKWY ESTERO FL 33928
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
NORTH FORT MYERS FIRE DISTRICT / 063	Independent District	NORTH FORT MYERS FIRE DISTRICT PO BOX 3507 NORTH FORT MYERS FL 33918-3507
SAN CARLOS PARK FIRE DISTRICT / 077	Independent District	SAN CARLOS PARK FIRE DISTRICT 19591 BEN HILL GRIFFIN PKWY FORT MYERS FL 33913-8989
SOUTH TRAIL FIRE DISTRICT / 085	Independent District	SOUTH TRAIL FIRE DISTRICT 5531 HALIFAX AVE FORT MYERS FL 33912
TICE FIRE DISTRICT / 088	Independent District	TICE FIRE DISTRICT 9351 WORKMEN WAY FORT MYERS FL 33905
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408

CITY OF BONITA SPRINGS / 157	Municipal	CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135
CITY OF FORT MYERS / 031	Municipal	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
VILLAGE OF ESTERO / 340	Municipal	VILLAGE OF ESTERO 9401 CORKSCREW PALMS CIR ESTERO FL 33928
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
FLORIDA GREEN FINANCE AUTHORITY / 358	Special District	SPECIAL DISTRICT SERVICES INC 2501A BURNS RD PALM BEACH GARDENS FL 33410
GREEN CORRIDOR PACE / 363	Special District	
VILLAGE OF ESTERO PUENTE LN CORKSCREW RD / 395	Special District	VILLAGE OF ESTERO 9401 CORKSCREW PALMS CIR ESTERO FL 33928
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 ⓘ

Generated on 3/31/2025 12:49 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/Improved
10.00	11/01/2018	2019000150246	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-47-25-E1-U1978.2168 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 <i>Remaining parcels not listed.</i>	I
0.00	11/01/2018	2018000262032	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-47-25-E1-U1978.2168 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 <i>Remaining parcels not listed.</i>	I

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building / Construction Permit Data

Generated on 3/31/2025 12:49 PM

Permit Number

Permit Type

Date

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

10-47-25-00-00001.0010

[N/A](#)

Split (From another Parcel)

07/25/2011

10-47-25-00-00001.0000

[N/A](#)

Reserved for Renumber ONLY

01/14/2015

Solid Waste (Garbage) Roll Data

Generated on 3/31/2025 12:49 PM

Solid Waste District

Roll Type

Category

Unit / Area

Tax Amount

003 - Service Area 3

-

0

0.00

Flood and Storm Information

Generated on 3/31/2025 12:49 PM

Flood Insurance [Find my flood zone](#)

Community

Panel

Version

Date

Evacuation Zone

071C

0593

H

11/17/2022

B

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Property Data

STRAP: 15-47-25-B1-00001.0000 Folio ID: 10278558

Hurricanes Helene/Milton Tax Roll Value Letter Hurricane Ian Tax Roll Value Letter

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Owner Of Record - Sole Owner [Change Mailing Address]



SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916

Site Address

Site Address maintained by E911 Program Addressing

RAILROAD R/W
BONITA SPRINGS FL 34135

Property Description

Do not use for legal documents!



STRIP OF LAND THRU SEC 15 47 25 FOR RR R/W

Attributes and Location Details

Total Bedrooms / Bathrooms 0
1st Year Building on Tax Roll N/A
Historic Designation No

Township	Range	Section	Block	Lot
47	25E	15		
Municipality	Latitude	Longitude		
City of Bonita Springs	26.38337	-81.80384		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 3/31/2025 12:50 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	0	0	0	0	0	0	0
2023 / Additional Info	2023 (Final Value)	0	0	0	0	0	0	0
2022 / Additional Info	2022 (Final Value)	0	0	0	0	0	0	0
2021 / Additional Info	2021 (Final Value)	0	0	0	0	0	0	0
2020 / Additional Info	2020 (Final Value)	0	0	0	0	0	0	0
2019 / Additional Info	2019 (Final Value)	0	0	0	0	0	0	0
2018 / Additional Info	2018 (Final Value)	0	0	0	0	0	0	0
2017 / Additional Info	2017 (Final Value)	0	0	0	0	0	0	0

2016	2016 (Final Value)	0	0	0	0	0	0	0
2015	2015 (Final Value)	0	0	0	0	0	0	0
2014	2014 (Corrected Value)	0	0	0	0	0	0	0
	2013 (Final Value)	0	0	0	0	0	0	0
	2012 (Final Value)	0	0	0	0	0	0	0
	2011 (Final Value)	0	0	0	0	0	0	0
	2010 (Final Value)	0	0	0	0	0	0	0
	2009 (Final Value)	0	0	0	0	0	0	0
	2008 (Final Value)	0	0	0	0	0	0	0
	2007 (Final Value)	0	0	0	0	0	0	0
	2006 (Final Value)	0	0	0	0	0	0	0
	2005 (Final Value)	0	0	0	0	0	0	0
	2004 (Final Value)	0	0	0	0	0	0	0
	2003 (Final Value)	0	0	0	0	0	0	0
	2002 (Final Value)	0	0	0	0	0	0	0
	2001 (Final Value)	0	0	0	0	0	0	0
	2000 (Final Value)	0	0	0	0	0	0	0
	1999 (Final Value)	0	0	0	0	0	0	0
	1998 (Final Value)	0	0	0	0	0	0	0
	1997 (Final Value)	0	0	0	0	0	0	0
	1996 (Final Value)	0	0	0	0	0	0	0
	1995 (Final Value)	0	0	0	0	0	0	0
	1994 (Final Value)	0	0	0	0	0	0	0
	1993 (Final Value)	0	0	0	0	0	0	0
	1992 (Final Value)	0	0	0	0	0	0	0

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 (2024 Tax Roll)**

Generated on 3/31/2025 12:50 PM

Taxing Authorities

Generated on 3/31/2025 12:50 PM

CENTRALLY ASSESSED / 000

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
BAYSHORE FIRE & RESCUE SRVC / 006	Independent District	BAYSHORE FIRE DISTRICT 17350 NALLE RD NORTH FORT MYERS FL 33917
BONITA SPRINGS FIRE DISTRICT / 009	Independent District	BONITA SPRINGS FIRE 27701 BONITA GRANDE DR BONITA SPRINGS FL 34135
ESTERO FIRE RESCUE DIST / 029	Independent District	ESTERO FIRE RESCUE DIST 21500 THREE OAKS PKWY ESTERO FL 33928
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
NORTH FORT MYERS FIRE DISTRICT / 063	Independent District	NORTH FORT MYERS FIRE DISTRICT PO BOX 3507 NORTH FORT MYERS FL 33918-3507
SAN CARLOS PARK FIRE DISTRICT / 077	Independent District	SAN CARLOS PARK FIRE DISTRICT 19591 BEN HILL GRIFFIN PKWY FORT MYERS FL 33913-8989
SOUTH TRAIL FIRE DISTRICT / 085	Independent District	SOUTH TRAIL FIRE DISTRICT 5531 HALIFAX AVE FORT MYERS FL 33912
TICE FIRE DISTRICT / 088	Independent District	TICE FIRE DISTRICT 9351 WORKMEN WAY FORT MYERS FL 33905
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408

CITY OF BONITA SPRINGS / 157	Municipal	CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135
CITY OF FORT MYERS / 031	Municipal	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
VILLAGE OF ESTERO / 340	Municipal	VILLAGE OF ESTERO 9401 CORKSCREW PALMS CIR ESTERO FL 33928
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 BONITA SPRINGS STORMWATER / 387	Special District	CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135
FLORIDA GREEN FINANCE AUTHORITY / 358	Special District	SPECIAL DISTRICT SERVICES INC 2501A BURNS RD PALM BEACH GARDENS FL 33410
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 WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 3/31/2025 12:50 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/Improved
10.00	11/01/2018	2019000150246	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-47-25-E1-U1978.2168 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 <i>Remaining parcels not listed.</i>	I
0.00	11/01/2018	2018000262032	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-47-25-E1-U1978.2168 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 <i>Remaining parcels not listed.</i>	I

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Building / Construction Permit Data

Generated on 3/31/2025 12:50 PM

Permit Number

Permit Type

Date

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

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Parcel Numbering History

Generated on 3/31/2025 12:50 PM

Prior STRAP

Prior Folio ID

Renumber Reason

Renumber Date

15-47-25-00-00001.0000

[N/A](#)

Reserved for Renumber ONLY

05/06/2000

Solid Waste (Garbage) Roll Data

Generated on 3/31/2025 12:50 PM

Solid Waste District

Roll Type

Category

Unit / Area

Tax Amount

001 - Service Area 1

-

0

0.00

Flood and Storm Information

Generated on 3/31/2025 12:50 PM

Flood Insurance [Find my flood zone](#)

Community

Panel

Version

Date

Evacuation Zone

071C

0593

H

11/17/2022

B

Generated on 3/31/2025 12:50 PM



Property Data

STRAP: 22-47-25-B4-00001.0000 Folio ID: 10282184

Hurricanes Helene/Milton Tax Roll Value Letter Hurricane Ian Tax Roll Value Letter

Generated on 3/31/2025 12:50 PM

Owner Of Record - Sole Owner [Change Mailing Address]



SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916

Site Address

Site Address maintained by E911 Program Addressing

RAILROAD R/W
BONITA SPRINGS FL 34135

Property Description

Do not use for legal documents!

STRIP OF LAND IN SEC 22 47 25 FOR RR R/W

Attributes and Location Details

Total Bedrooms / Bathrooms 0
1st Year Building on Tax Roll N/A
Historic Designation No

Township	Range	Section	Block	Lot
47	25E	22		
Municipality	Latitude	Longitude		
City of Bonita Springs	26.36856	-81.79811		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 3/31/2025 12:50 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	0	0	0	0	0	0	0
2023 / Additional Info	2023 (Final Value)	0	0	0	0	0	0	0
2022 / Additional Info	2022 (Final Value)	0	0	0	0	0	0	0
2021 / Additional Info	2021 (Final Value)	0	0	0	0	0	0	0
2020 / Additional Info	2020 (Final Value)	0	0	0	0	0	0	0
2019 / Additional Info	2019 (Final Value)	0	0	0	0	0	0	0
2018 / Additional Info	2018 (Final Value)	0	0	0	0	0	0	0
2017 / Additional Info	2017 (Final Value)	0	0	0	0	0	0	0

2016	2016 (Final Value)	0	0	0	0	0	0	0
2015	2015 (Final Value)	0	0	0	0	0	0	0
2014	2014 (Corrected Value)	0	0	0	0	0	0	0
	2013 (Final Value)	0	0	0	0	0	0	0
	2012 (Final Value)	0	0	0	0	0	0	0
	2011 (Final Value)	0	0	0	0	0	0	0
	2010 (Final Value)	0	0	0	0	0	0	0
	2009 (Final Value)	0	0	0	0	0	0	0
	2008 (Final Value)	0	0	0	0	0	0	0
	2007 (Final Value)	0	0	0	0	0	0	0
	2006 (Final Value)	0	0	0	0	0	0	0
	2005 (Final Value)	0	0	0	0	0	0	0
	2004 (Final Value)	0	0	0	0	0	0	0
	2003 (Final Value)	0	0	0	0	0	0	0
	2002 (Final Value)	0	0	0	0	0	0	0
	2001 (Final Value)	0	0	0	0	0	0	0
	2000 (Final Value)	0	0	0	0	0	0	0
	1999 (Final Value)	0	0	0	0	0	0	0
	1998 (Final Value)	0	0	0	0	0	0	0
	1997 (Final Value)	0	0	0	0	0	0	0
	1996 (Final Value)	0	0	0	0	0	0	0
	1995 (Final Value)	0	0	0	0	0	0	0
	1994 (Final Value)	0	0	0	0	0	0	0
	1993 (Final Value)	0	0	0	0	0	0	0
	1992 (Final Value)	0	0	0	0	0	0	0

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](#)).

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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 (2024 Tax Roll)**

Generated on 3/31/2025 12:50 PM

Taxing Authorities

Generated on 3/31/2025 12:50 PM

CITY OF BONITA SPRINGS / BONITA REDEVELOPMENT AREA / 311

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 COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
BONITA SPRINGS FIRE DISTRICT / 009	Independent District	BONITA SPRINGS FIRE 27701 BONITA GRANDE DR BONITA SPRINGS FL 34135
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
BONITA SPRINGS REDEVELOPMENT AREA / 336	Municipal	CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135
CITY OF BONITA SPRINGS / 157	Municipal	CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135
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 BONITA SPRINGS STORMWATER / 387	Special District	CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135
FLORIDA GREEN FINANCE AUTHORITY / 358	Special District	SPECIAL DISTRICT SERVICES INC 2501A BURNS RD PALM BEACH GARDENS FL 33410
FLORIDA RESILIENCY & ENERGY DISTRICT / 359	Special District	
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
WEST PALM BEACH FL 33406

SFWMD-OKEECHOBEE BASIN / 308

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 3/31/2025 12:50 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/Improved
10.00	11/01/2018	2019000150246	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-47-25-E1-U1978.2168 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 Remaining parcels not listed.	I
0.00	11/01/2018	2018000262032	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-47-25-E1-U1978.2168 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 Remaining parcels not listed.	I

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building / Construction Permit Data

Generated on 3/31/2025 12:50 PM

Permit Number

Permit Type

Date

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

Generated on 3/31/2025 12:50 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
22-47-25-00-00001.0000	N/A	Reserved for Renumber ONLY	05/06/2000

Solid Waste (Garbage) Roll Data

Generated on 3/31/2025 12:50 PM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
001 - Service Area 1	-		0	0.00
Collection Days				
Garbage		Recycling		Horticulture
Tuesday		Tuesday		Tuesday

Flood and Storm Information

Generated on 3/31/2025 12:50 PM

Community	Flood Insurance	Find my flood zone	Panel	Version	Date	Evacuation Zone
071C			0656	G	11/17/2022	A

Generated on 3/31/2025 12:50 PM

Property Data

STRAP: 27-47-25-B2-00003.0000 Folio ID: 10285058

Hurricanes Helene/Milton Tax Roll Value Letter Hurricane Ian Tax Roll Value Letter

Generated on 3/31/2025 12:51 PM

Owner Of Record - Sole Owner [Change Mailing Address]



SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916

Site Address

Site Address maintained by E911 Program Addressing

RAILROAD R/W
BONITA SPRINGS FL 34135

Property Description

Do not use for legal documents!

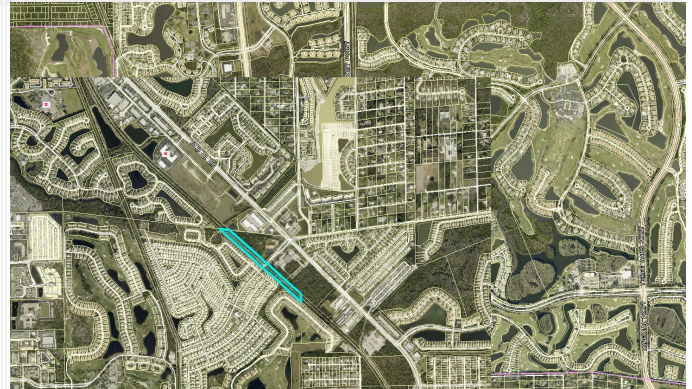
STRIP OF LAND THRU SEC. 27 47 25 FOR RR R/W

Attributes and Location Details

Total Bedrooms / Bathrooms 0
1st Year Building on Tax Roll N/A
Historic Designation No

Township	Range	Section	Block	Lot
47	25E	27		
Municipality	Latitude	Longitude		
City of Bonita Springs	26.35847	-81.79018		

[View Parcel on Google Maps](#)



[Pictometry Aerial Viewer]

Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 3/31/2025 12:51 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	0	0	0	0	0	0	0
2023 / Additional Info	2023 (Final Value)	0	0	0	0	0	0	0
2022 / Additional Info	2022 (Final Value)	0	0	0	0	0	0	0
2021 / Additional Info	2021 (Final Value)	0	0	0	0	0	0	0
2020 / Additional Info	2020 (Final Value)	0	0	0	0	0	0	0
2019 / Additional Info	2019 (Final Value)	0	0	0	0	0	0	0
2018 / Additional Info	2018 (Final Value)	0	0	0	0	0	0	0
2017 / Additional Info	2017 (Final Value)	0	0	0	0	0	0	0

2016	2016 (Final Value)	0	0	0	0	0	0	0
2015	2015 (Final Value)	0	0	0	0	0	0	0
2014	2014 (Corrected Value)	0	0	0	0	0	0	0
	2013 (Final Value)	0	0	0	0	0	0	0
	2012 (Final Value)	0	0	0	0	0	0	0
	2011 (Final Value)	0	0	0	0	0	0	0
	2010 (Final Value)	0	0	0	0	0	0	0
	2009 (Final Value)	0	0	0	0	0	0	0
	2008 (Final Value)	0	0	0	0	0	0	0
	2007 (Final Value)	0	0	0	0	0	0	0
	2006 (Final Value)	0	0	0	0	0	0	0
	2005 (Final Value)	0	0	0	0	0	0	0
	2004 (Final Value)	0	0	0	0	0	0	0
	2003 (Final Value)	0	0	0	0	0	0	0
	2002 (Final Value)	0	0	0	0	0	0	0
	2001 (Final Value)	0	0	0	0	0	0	0
	2000 (Final Value)	0	0	0	0	0	0	0
	1999 (Final Value)	0	0	0	0	0	0	0
	1998 (Final Value)	0	0	0	0	0	0	0
	1997 (Final Value)	0	0	0	0	0	0	0
	1996 (Final Value)	0	0	0	0	0	0	0
	1995 (Final Value)	0	0	0	0	0	0	0
	1994 (Final Value)	0	0	0	0	0	0	0
	1993 (Final Value)	0	0	0	0	0	0	0
	1992 (Final Value)	0	0	0	0	0	0	0

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 (2024 Tax Roll)**

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Taxing Authorities

Generated on 3/31/2025 12:51 PM

CENTRALLY ASSESSED / 000

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
BAYSHORE FIRE & RESCUE SRVC / 006	Independent District	BAYSHORE FIRE DISTRICT 17350 NALLE RD NORTH FORT MYERS FL 33917
BONITA SPRINGS FIRE DISTRICT / 009	Independent District	BONITA SPRINGS FIRE 27701 BONITA GRANDE DR BONITA SPRINGS FL 34135
ESTERO FIRE RESCUE DIST / 029	Independent District	ESTERO FIRE RESCUE DIST 21500 THREE OAKS PKWY ESTERO FL 33928
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
NORTH FORT MYERS FIRE DISTRICT / 063	Independent District	NORTH FORT MYERS FIRE DISTRICT PO BOX 3507 NORTH FORT MYERS FL 33918-3507
SAN CARLOS PARK FIRE DISTRICT / 077	Independent District	SAN CARLOS PARK FIRE DISTRICT 19591 BEN HILL GRIFFIN PKWY FORT MYERS FL 33913-8989
SOUTH TRAIL FIRE DISTRICT / 085	Independent District	SOUTH TRAIL FIRE DISTRICT 5531 HALIFAX AVE FORT MYERS FL 33912
TICE FIRE DISTRICT / 088	Independent District	TICE FIRE DISTRICT 9351 WORKMEN WAY FORT MYERS FL 33905
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408

CITY OF BONITA SPRINGS / 157	Municipal	CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135
CITY OF FORT MYERS / 031	Municipal	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
VILLAGE OF ESTERO / 340	Municipal	VILLAGE OF ESTERO 9401 CORKSCREW PALMS CIR ESTERO FL 33928
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 BONITA SPRINGS STORMWATER / 387	Special District	CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135
FLORIDA GREEN FINANCE AUTHORITY / 358	Special District	SPECIAL DISTRICT SERVICES INC 2501A BURNS RD PALM BEACH GARDENS FL 33410
FLORIDA RESILIENCY & ENERGY DISTRICT / 359	Special District	
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 WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions ⓘ

Generated on 3/31/2025 12:51 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/Improved
10.00	11/01/2018	2019000150246	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-47-25-E1-U1978.2168 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 <i>Remaining parcels not listed.</i>	I
0.00	11/01/2018	2018000262032	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-47-25-E1-U1978.2168 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 <i>Remaining parcels not listed.</i>	I

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building / Construction Permit Data

Generated on 3/31/2025 12:51 PM

Permit Number

Permit Type

Date

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

Generated on 3/31/2025 12:51 PM

Prior STRAP

Prior Folio ID

Renumber Reason

Renumber Date

27-47-25-00-00003.0000

[N/A](#)

Reserved for Renumber ONLY

05/06/2000

Solid Waste (Garbage) Roll Data

Generated on 3/31/2025 12:51 PM

Solid Waste District

Roll Type

Category

Unit / Area

Tax Amount

001 - Service Area 1

-

0

0.00

Collection Days

Garbage

Recycling

Horticulture

Tuesday

Friday

Tuesday

Flood and Storm Information

Generated on 3/31/2025 12:51 PM

Flood Insurance [Find my flood zone](#)

Community

Panel

Version

Date

Evacuation Zone

071C

0656

G

11/17/2022

A

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Property Data

STRAP: 26-47-25-B1-00001.0000 Folio ID: 10284160

Hurricanes Helene/Milton Tax Roll Value Letter Hurricane Ian Tax Roll Value Letter

Generated on 3/31/2025 12:52 PM

Owner Of Record - Sole Owner [Change Mailing Address]



SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916

Site Address

Site Address maintained by E911 Program Addressing

RAILROAD R/W
BONITA SPRINGS FL 34135

Property Description

Do not use for legal documents!

STRIP OF LAND THRU SEC 26 47 25 FOR RR R/W

Attributes and Location Details

Total Bedrooms / Bathrooms 0
1st Year Building on Tax Roll N/A
Historic Designation No

Township	Range	Section	Block	Lot
47	25E	26		
Municipality	Latitude	Longitude		
City of Bonita Springs	26.35112	-81.7837		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]



Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 3/31/2025 12:52 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	0	0	0	0	0	0	0
2023 / Additional Info	2023 (Final Value)	0	0	0	0	0	0	0
2022 / Additional Info	2022 (Final Value)	0	0	0	0	0	0	0
2021 / Additional Info	2021 (Final Value)	0	0	0	0	0	0	0
2020 / Additional Info	2020 (Final Value)	0	0	0	0	0	0	0
2019 / Additional Info	2019 (Final Value)	0	0	0	0	0	0	0
2018 / Additional Info	2018 (Final Value)	0	0	0	0	0	0	0
2017 / Additional Info	2017 (Final Value)	0	0	0	0	0	0	0

2016	2016 (Final Value)	0	0	0	0	0	0	0
2015	2015 (Final Value)	0	0	0	0	0	0	0
2014	2014 (Corrected Value)	0	0	0	0	0	0	0
	2013 (Final Value)	0	0	0	0	0	0	0
	2012 (Final Value)	0	0	0	0	0	0	0
	2011 (Final Value)	0	0	0	0	0	0	0
	2010 (Final Value)	0	0	0	0	0	0	0
	2009 (Final Value)	0	0	0	0	0	0	0
	2008 (Final Value)	0	0	0	0	0	0	0
	2007 (Final Value)	0	0	0	0	0	0	0
	2006 (Final Value)	0	0	0	0	0	0	0
	2005 (Final Value)	34,730	34,730	0	34,730	34,730	0	0
	2004 (Final Value)	34,730	34,730	0	34,730	34,730	0	0
	2003 (Final Value)	34,730	34,730	0	34,730	34,730	0	0
	2002 (Final Value)	28,940	28,940	0	28,940	28,940	0	0
	2001 (Final Value)	28,940	28,940	0	28,940	28,940	0	0
	2000 (Final Value)	28,940	28,940	0	28,940	28,940	0	0
	1999 (Final Value)	28,940	28,940	0	28,940	28,940	0	0
	1998 (Final Value)	28,940	28,940	0	28,940	28,940	0	0
	1997 (Final Value)	28,940	28,940	0	28,940	28,940	0	0
	1996 (Final Value)	28,940	28,940	0	28,940	28,940	0	0
	1995 (Final Value)	28,940	28,940	0	28,940	28,940	0	0
	1994 (Final Value)	28,940	28,940	0	28,940	28,940	0	0
	1993 (Final Value)	28,940	28,940	0	28,940	28,940	0	0
	1992 (Final Value)	28,940	28,940	0	28,940	28,940	0	0

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.

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(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 (2024 Tax Roll)**

Generated on 3/31/2025 12:52 PM

Taxing Authorities

Generated on 3/31/2025 12:52 PM

CITY OF BONITA SPRINGS / BONITA REDEVELOPMENT AREA / 311

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 COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
BONITA SPRINGS FIRE DISTRICT / 009	Independent District	BONITA SPRINGS FIRE 27701 BONITA GRANDE DR BONITA SPRINGS FL 34135
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
BONITA SPRINGS REDEVELOPMENT AREA / 336	Municipal	CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135
CITY OF BONITA SPRINGS / 157	Municipal	CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135
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 BONITA SPRINGS STORMWATER / 387	Special District	CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135
FLORIDA GREEN FINANCE AUTHORITY / 358	Special District	SPECIAL DISTRICT SERVICES INC 2501A BURNS RD PALM BEACH GARDENS FL 33410
FLORIDA RESILIENCY & ENERGY DISTRICT / 359	Special District	
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
WEST PALM BEACH FL 33406

SFWMD-OKEECHOBEE BASIN / 308

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 3/31/2025 12:52 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/Improved
10.00	11/01/2018	2019000150246	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-47-25-E1-U1978.2168 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 Remaining parcels not listed.	I
0.00	11/01/2018	2018000262032	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-47-25-E1-U1978.2168 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 Remaining parcels not listed.	I

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building / Construction Permit Data

Generated on 3/31/2025 12:52 PM

Permit Number

Permit Type

Date

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

Generated on 3/31/2025 12:52 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
26-47-25-00-00001.0000	N/A	Reserved for Renumber ONLY	05/06/2000

Solid Waste (Garbage) Roll Data

Generated on 3/31/2025 12:52 PM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
001 - Service Area 1	-		0	0.00
Collection Days				
Garbage		Recycling		Horticulture
Tuesday		Tuesday		Tuesday

Flood and Storm Information

Generated on 3/31/2025 12:52 PM

Community	Flood Insurance	Find my flood zone	Panel	Version	Date	Evacuation Zone
071C			0656	G	11/17/2022	A

Generated on 3/31/2025 12:52 PM

Property Data

STRAP: 35-47-25-B1-00001.0010 Folio ID: 10555816

Hurricanes Helene/Milton Tax Roll Value Letter Hurricane Ian Tax Roll Value Letter

Generated on 3/31/2025 12:53 PM

Owner Of Record - Sole Owner [Change Mailing Address]



SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916

Site Address

Site Address maintained by **E911 Program Addressing**

RAILROAD R/W
BONITA SPRINGS FL

Property Description

Do not use for legal documents!



RR R/W OR 343 PG 420 + DB 292 PG 458 + OR 1651 PG 3493
LYING N OF RIVER

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 343 and 420 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

Township	Range	Section	Block	Lot
47	25E	35		
Municipality	Latitude	Longitude		
City of Bonita Springs	26.34397	-81.78016		

[View Parcel on Google Maps](#)

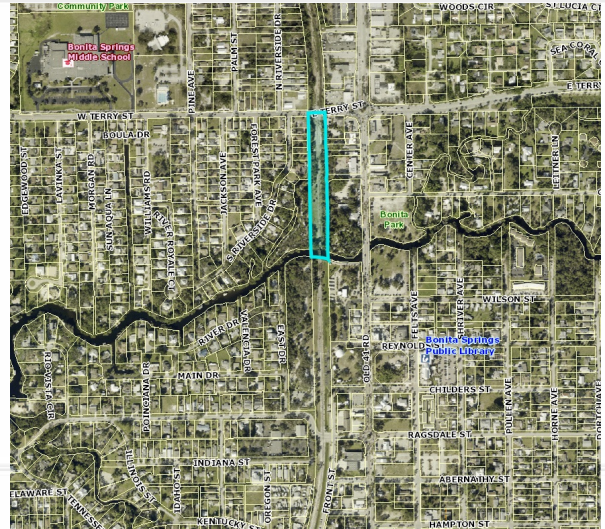


Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 3/31/2025 12:53 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	0	0	0	0	0	0	0
2023 / Additional Info	2023 (Final Value)	0	0	0	0	0	0	0
2022 / Additional Info	2022 (Final Value)	0	0	0	0	0	0	0
2021 / Additional Info	2021 (Final Value)	0	0	0	0	0	0	0
2020 / Additional Info	2020 (Final Value)	0	0	0	0	0	0	0
2019 / Additional Info	2019 (Final Value)	0	0	0	0	0	0	0
2018 / Additional Info	2018 (Final Value)	0	0	0	0	0	0	0
2017 / Additional Info	2017 (Final Value)	0	0	0	0	0	0	0

2016	2016 (Final Value)	0	0	0	0	0	0	0
2015	2015 (Final Value)	0	0	0	0	0	0	0
2014	2014 (Corrected Value)	0	0	0	0	0	0	0
	2013 (Final Value)	0	0	0	0	0	0	0
	2012 (Final Value)	0	0	0	0	0	0	0
2011	2011 (Final Value)	0	0	0	0	0	0	0

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 3/30/2025)

Generated on 3/31/2025 12:53 PM

 Property Details (2024 Tax Roll)

Generated on 3/31/2025 12:53 PM

Taxing Authorities

Generated on 3/31/2025 12:53 PM

CENTRALLY ASSESSED / 000

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

BAYSHORE FIRE & RESCUE SRVC / 006	Independent District	BAYSHORE FIRE DISTRICT 17350 NALLE RD NORTH FORT MYERS FL 33917
BONITA SPRINGS FIRE DISTRICT / 009	Independent District	BONITA SPRINGS FIRE 27701 BONITA GRANDE DR BONITA SPRINGS FL 34135
ESTERO FIRE RESCUE DIST / 029	Independent District	ESTERO FIRE RESCUE DIST 21500 THREE OAKS PKWY ESTERO FL 33928
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
NORTH FORT MYERS FIRE DISTRICT / 063	Independent District	NORTH FORT MYERS FIRE DISTRICT PO BOX 3507 NORTH FORT MYERS FL 33918-3507
SAN CARLOS PARK FIRE DISTRICT / 077	Independent District	SAN CARLOS PARK FIRE DISTRICT 19591 BEN HILL GRIFFIN PKWY FORT MYERS FL 33913-8989
SOUTH TRAIL FIRE DISTRICT / 085	Independent District	SOUTH TRAIL FIRE DISTRICT 5531 HALIFAX AVE FORT MYERS FL 33912
TICE FIRE DISTRICT / 088	Independent District	TICE FIRE DISTRICT 9351 WORKMEN WAY FORT MYERS FL 33905
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
CITY OF BONITA SPRINGS / 157	Municipal	CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135
CITY OF FORT MYERS / 031	Municipal	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
VILLAGE OF ESTERO / 340	Municipal	VILLAGE OF ESTERO 9401 CORKSCREW PALMS CIR ESTERO FL 33928
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 BONITA SPRINGS STORMWATER / 387	Special District	CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135
FLORIDA GREEN FINANCE AUTHORITY / 358	Special District	SPECIAL DISTRICT SERVICES INC 2501A BURNS RD PALM BEACH GARDENS FL 33410
FLORIDA RESILIENCY & ENERGY DISTRICT / 359	Special District	
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
WEST PALM BEACH FL 33406

SFWMD-OKEECHOBEE BASIN / 308

Water District

SFWMD
3301 GUN CLUB RD
WEST PALM BEACH FL 33406

Sales / Transactions ⓘ

Generated on 3/31/2025 12:53 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/Improved
10.00	11/01/2018	2019000150246	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-47-25-E1-U1978.2168 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 <i>Remaining parcels not listed.</i>	I
0.00	11/01/2018	2018000262032	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-47-25-E1-U1978.2168 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 <i>Remaining parcels not listed.</i>	I

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

Use the above link to do a search on the Lee County Clerk of Courts website, using **343** and **420** for the book and page numbers and **Official Records** 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

Generated on 3/31/2025 12:53 PM

Permit Number

Permit Type

Date

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

35-47-25-B4-00001.0000

[10291998](#)

Split (From another Parcel)

12/21/2010

Solid Waste (Garbage) Roll Data

Generated on 3/31/2025 12:53 PM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
001 - Service Area 1	-		0	0.00
Collection Days				
Garbage		Recycling		Horticulture
Tuesday		Tuesday		Tuesday

Flood and Storm Information

Generated on 3/31/2025 12:53 PM

Community	Flood Insurance	Find my flood zone		Evacuation Zone
	Panel	Version	Date	
071C	0657	G	11/17/2022	A

Generated on 3/31/2025 12:53 PM



Property Data

STRAP: 35-47-25-B4-00001.0000 Folio ID: 10291998

Hurricanes Helene/Milton Tax Roll Value Letter Hurricane Ian Tax Roll Value Letter

Generated on 3/31/2025 12:53 PM

Owner Of Record - Sole Owner [Change Mailing Address]



SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916

Site Address

Site Address maintained by E911 Program Addressing

RAILROAD R/W
BONITA SPRINGS FL 34135

Property Description

Do not use for legal documents!



RR R/W OR 343 PG 420 + DB 292 PG 458 + OR 1651 PG 3493
LYING S OF RIVER

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 343 and 420 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms 0
1st Year Building on Tax Roll N/A
Historic Designation No

Township	Range	Section	Block	Lot
47	25E	35		
Municipality	Latitude	Longitude		
City of Bonita Springs	26.33681	-81.7812		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 3/31/2025 12:53 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	0	0	0	0	0	0	0
2023 / Additional Info	2023 (Final Value)	0	0	0	0	0	0	0
2022 / Additional Info	2022 (Final Value)	0	0	0	0	0	0	0
2021 / Additional Info	2021 (Final Value)	0	0	0	0	0	0	0
2020 / Additional Info	2020 (Final Value)	0	0	0	0	0	0	0
2019 / Additional Info	2019 (Final Value)	0	0	0	0	0	0	0
2018 / Additional Info	2018 (Final Value)	0	0	0	0	0	0	0
2017 / Additional Info	2017 (Final Value)	0	0	0	0	0	0	0

2016	2016 (Final Value)	0	0	0	0	0	0	0
2015	2015 (Final Value)	0	0	0	0	0	0	0
2014	2014 (Corrected Value)	0	0	0	0	0	0	0
	2013 (Final Value)	0	0	0	0	0	0	0
	2012 (Final Value)	0	0	0	0	0	0	0
2011	2011 (Final Value)	0	0	0	0	0	0	0
	2010 (Final Value)	0	0	0	0	0	0	0
	2009 (Final Value)	0	0	0	0	0	0	0
	2008 (Final Value)	0	0	0	0	0	0	0
	2007 (Final Value)	0	0	0	0	0	0	0
	2006 (Final Value)	0	0	0	0	0	0	0
	2005 (Final Value)	0	0	0	0	0	0	0
	2004 (Final Value)	0	0	0	0	0	0	0
	2003 (Final Value)	0	0	0	0	0	0	0
	2002 (Final Value)	0	0	0	0	0	0	0
	2001 (Final Value)	0	0	0	0	0	0	0
	2000 (Final Value)	0	0	0	0	0	0	0
	1999 (Final Value)	0	0	0	0	0	0	0
	1998 (Final Value)	0	0	0	0	0	0	0
	1997 (Final Value)	0	0	0	0	0	0	0
	1996 (Final Value)	0	0	0	0	0	0	0
	1995 (Final Value)	0	0	0	0	0	0	0
	1994 (Final Value)	0	0	0	0	0	0	0
	1993 (Final Value)	0	0	0	0	0	0	0
	1992 (Final Value)	0	0	0	0	0	0	0

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](#)).

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(i.e. Taxable = Capped Assessed - Exemptions)

**Property Details (2024 Tax Roll)**

Generated on 3/31/2025 12:53 PM

Taxing Authorities

Generated on 3/31/2025 12:53 PM

CENTRALLY ASSESSED / 000

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
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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
BAYSHORE FIRE & RESCUE SRVC / 006	Independent District	BAYSHORE FIRE DISTRICT 17350 NALLE RD NORTH FORT MYERS FL 33917
BONITA SPRINGS FIRE DISTRICT / 009	Independent District	BONITA SPRINGS FIRE 27701 BONITA GRANDE DR BONITA SPRINGS FL 34135
ESTERO FIRE RESCUE DIST / 029	Independent District	ESTERO FIRE RESCUE DIST 21500 THREE OAKS PKWY ESTERO FL 33928
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
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NORTH FORT MYERS FIRE DISTRICT / 063	Independent District	NORTH FORT MYERS FIRE DISTRICT PO BOX 3507 NORTH FORT MYERS FL 33918-3507
SAN CARLOS PARK FIRE DISTRICT / 077	Independent District	SAN CARLOS PARK FIRE DISTRICT 19591 BEN HILL GRIFFIN PKWY FORT MYERS FL 33913-8989
SOUTH TRAIL FIRE DISTRICT / 085	Independent District	SOUTH TRAIL FIRE DISTRICT 5531 HALIFAX AVE FORT MYERS FL 33912
TICE FIRE DISTRICT / 088	Independent District	TICE FIRE DISTRICT 9351 WORKMEN WAY FORT MYERS FL 33905
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408

CITY OF BONITA SPRINGS / 157	Municipal	CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135
CITY OF FORT MYERS / 031	Municipal	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
VILLAGE OF ESTERO / 340	Municipal	VILLAGE OF ESTERO 9401 CORKSCREW PALMS CIR ESTERO FL 33928
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 BONITA SPRINGS STORMWATER / 387	Special District	CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135
FLORIDA GREEN FINANCE AUTHORITY / 358	Special District	SPECIAL DISTRICT SERVICES INC 2501A BURNS RD PALM BEACH GARDENS FL 33410
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 WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 3/31/2025 12:53 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/Improved
10.00	11/01/2018	2019000150246	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-47-25-E1-U1978.2168 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 <i>Remaining parcels not listed.</i>	I
0.00	11/01/2018	2018000262032	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-47-25-E1-U1978.2168 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 <i>Remaining parcels not listed.</i>	I

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Date

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

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Renumber Date

12/21/2010

Generated on 3/31/2025 12:53 PM

Tax Amount

0.00

Horticulture

Wednesday

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Evacuation Zone

A

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Property Data

STRAP: 02-48-25-B1-00013.0000 Folio ID: 10295169

[Hurricanes Helene/Milton Tax Roll Value Letter](#)

[Hurricane Ian Tax Roll Value Letter](#)

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



SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916

Site Address

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

RAILROAD R/W
BONITA SPRINGS FL 34135

Property Description

Do not use for legal documents!



STRIP OF LAND RUNNING SWLY ACROSS W 1/2 SEC FOR RR
R/W.

Attributes and Location Details

Total Bedrooms / Bathrooms 0
1st Year Building on Tax Roll N/A
Historic Designation No

Township	Range	Section	Block	Lot
48	25E	02		
Municipality	Latitude	Longitude		
City of Bonita Springs	26.32468	-81.78494		

[View Parcel on Google Maps](#)

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



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

Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 3/31/2025 12:54 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	0	0	0	0	0	0	0
2023 / Additional Info	2023 (Final Value)	0	0	0	0	0	0	0
2022 / Additional Info	2022 (Final Value)	0	0	0	0	0	0	0
2021 / Additional Info	2021 (Final Value)	0	0	0	0	0	0	0
2020 / Additional Info	2020 (Final Value)	0	0	0	0	0	0	0
2019 / Additional Info	2019 (Final Value)	0	0	0	0	0	0	0
2018 / Additional Info	2018 (Final Value)	0	0	0	0	0	0	0
2017 / Additional Info	2017 (Final Value)	0	0	0	0	0	0	0

2016	2016 (Final Value)	0	0	0	0	0	0	0
2015	2015 (Final Value)	0	0	0	0	0	0	0
2014	2014 (Corrected Value)	0	0	0	0	0	0	0
	2013 (Final Value)	0	0	0	0	0	0	0
	2012 (Final Value)	0	0	0	0	0	0	0
	2011 (Final Value)	0	0	0	0	0	0	0
	2010 (Final Value)	0	0	0	0	0	0	0
	2009 (Final Value)	0	0	0	0	0	0	0
	2008 (Final Value)	0	0	0	0	0	0	0
	2007 (Final Value)	0	0	0	0	0	0	0
	2006 (Final Value)	0	0	0	0	0	0	0
	2005 (Final Value)	0	0	0	0	0	0	0
	2004 (Final Value)	0	0	0	0	0	0	0
	2003 (Final Value)	0	0	0	0	0	0	0
	2002 (Final Value)	0	0	0	0	0	0	0
	2001 (Final Value)	0	0	0	0	0	0	0
	2000 (Final Value)	0	0	0	0	0	0	0
	1999 (Final Value)	0	0	0	0	0	0	0
	1998 (Final Value)	0	0	0	0	0	0	0
	1997 (Final Value)	0	0	0	0	0	0	0
	1996 (Final Value)	0	0	0	0	0	0	0
	1995 (Final Value)	0	0	0	0	0	0	0
	1994 (Final Value)	0	0	0	0	0	0	0
	1993 (Final Value)	0	0	0	0	0	0	0
	1992 (Final Value)	0	0	0	0	0	0	0

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(i.e. Taxable = Capped Assessed - Exemptions)

**Property Details (2024 Tax Roll)**

Generated on 3/31/2025 12:54 PM

Taxing Authorities

Generated on 3/31/2025 12:54 PM

CENTRALLY ASSESSED / 000

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
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BONITA SPRINGS FIRE DISTRICT / 009	Independent District	BONITA SPRINGS FIRE 27701 BONITA GRANDE DR BONITA SPRINGS FL 34135
ESTERO FIRE RESCUE DIST / 029	Independent District	ESTERO FIRE RESCUE DIST 21500 THREE OAKS PKWY ESTERO FL 33928
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
NORTH FORT MYERS FIRE DISTRICT / 063	Independent District	NORTH FORT MYERS FIRE DISTRICT PO BOX 3507 NORTH FORT MYERS FL 33918-3507
SAN CARLOS PARK FIRE DISTRICT / 077	Independent District	SAN CARLOS PARK FIRE DISTRICT 19591 BEN HILL GRIFFIN PKWY FORT MYERS FL 33913-8989
SOUTH TRAIL FIRE DISTRICT / 085	Independent District	SOUTH TRAIL FIRE DISTRICT 5531 HALIFAX AVE FORT MYERS FL 33912
TICE FIRE DISTRICT / 088	Independent District	TICE FIRE DISTRICT 9351 WORKMEN WAY FORT MYERS FL 33905
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408

CITY OF BONITA SPRINGS / 157	Municipal	CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135
CITY OF FORT MYERS / 031	Municipal	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
VILLAGE OF ESTERO / 340	Municipal	VILLAGE OF ESTERO 9401 CORKSCREW PALMS CIR ESTERO FL 33928
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 BONITA SPRINGS STORMWATER / 387	Special District	CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135
FLORIDA GREEN FINANCE AUTHORITY / 358	Special District	SPECIAL DISTRICT SERVICES INC 2501A BURNS RD PALM BEACH GARDENS FL 33410
FLORIDA RESILIENCY & ENERGY DISTRICT / 359	Special District	
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 WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions ⓘ

Generated on 3/31/2025 12:54 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/Improved
10.00	11/01/2018	2019000150246	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 03-47-25-E1-U1978.2168 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 08-46-25-00-00007.0000 <i>Remaining parcels not listed.</i>	I
0.00	11/01/2018	2018000262032	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 03-47-25-E1-U1978.2168 03-48-25-B3-00004.0000 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 08-46-25-00-00007.0000 <i>Remaining parcels not listed.</i>	I

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building / Construction Permit Data

Generated on 3/31/2025 12:54 PM

Permit Number

Permit Type

Date

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

Generated on 3/31/2025 12:54 PM

Prior STRAP

Prior Folio ID

Renumber Reason

Renumber Date

02-48-25-00-00013.0000

[N/A](#)

Reserved for Renumber ONLY

05/06/2000

Solid Waste (Garbage) Roll Data

Generated on 3/31/2025 12:54 PM

Solid Waste District

Roll Type

Category

Unit / Area

Tax Amount

001 - Service Area 1

-

0

0.00

Collection Days

Garbage

Recycling

Horticulture

Thursday

Thursday

Thursday

Flood and Storm Information

Generated on 3/31/2025 12:54 PM

Flood Insurance [Find my flood zone](#)

Community

Panel

Version

Date

Evacuation Zone

071C

0658

G

11/17/2022

B

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Property Data

STRAP: 03-48-25-B3-00004.0000 Folio ID: 10295371

Hurricanes Helene/Milton Tax Roll Value Letter Hurricane Ian Tax Roll Value Letter

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



SEMINOLE GULF RAILWAY L P
4110 CENTER POINTE DR STE 207
FORT MYERS FL 33916

Site Address

Site Address maintained by E911 Program Addressing

RAILROAD R/W
BONITA SPRINGS FL 34135

Property Description

Do not use for legal documents!



STRIP OF LAND RUNNING SWLY ACROSS SE 1/4 SEC FOR RR
R/W.

Attributes and Location Details

Total Bedrooms / Bathrooms 0
1st Year Building on Tax Roll N/A
Historic Designation No

Township	Range	Section	Block	Lot
48	25E	03		
Municipality	Latitude	Longitude		
City of Bonita Springs	26.31801	-81.78757		

[View Parcel on Google Maps](#)

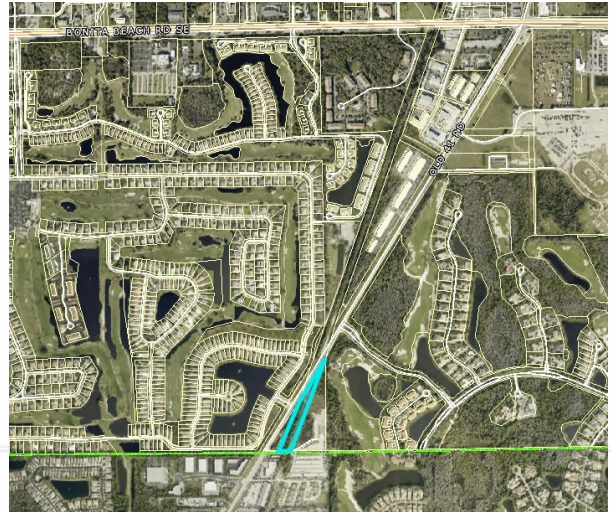


Image of Structure



Property Values / Exemptions / TRIM Notices

Generated on 3/31/2025 12:55 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2024 / Additional Info	2024 (Final Value)	0	0	0	0	0	0	0
2023 / Additional Info	2023 (Final Value)	0	0	0	0	0	0	0
2022 / Additional Info	2022 (Final Value)	0	0	0	0	0	0	0
2021 / Additional Info	2021 (Final Value)	0	0	0	0	0	0	0
2020 / Additional Info	2020 (Final Value)	0	0	0	0	0	0	0
2019 / Additional Info	2019 (Final Value)	0	0	0	0	0	0	0
2018 / Additional Info	2018 (Final Value)	0	0	0	0	0	0	0
2017 / Additional Info	2017 (Final Value)	0	0	0	0	0	0	0

2016	2016 (Final Value)	0	0	0	0	0	0	0
2015	2015 (Final Value)	0	0	0	0	0	0	0
2014	2014 (Corrected Value)	0	0	0	0	0	0	0
	2013 (Final Value)	0	0	0	0	0	0	0
	2012 (Final Value)	0	0	0	0	0	0	0
	2011 (Final Value)	0	0	0	0	0	0	0
	2010 (Final Value)	0	0	0	0	0	0	0
	2009 (Final Value)	0	0	0	0	0	0	0
	2008 (Final Value)	0	0	0	0	0	0	0
	2007 (Final Value)	0	0	0	0	0	0	0
	2006 (Final Value)	0	0	0	0	0	0	0
	2005 (Final Value)	0	0	0	0	0	0	0
	2004 (Final Value)	0	0	0	0	0	0	0
	2003 (Final Value)	0	0	0	0	0	0	0
	2002 (Final Value)	0	0	0	0	0	0	0
	2001 (Final Value)	0	0	0	0	0	0	0
	2000 (Final Value)	0	0	0	0	0	0	0
	1999 (Final Value)	0	0	0	0	0	0	0
	1998 (Final Value)	0	0	0	0	0	0	0
	1997 (Final Value)	0	0	0	0	0	0	0
	1996 (Final Value)	0	0	0	0	0	0	0
	1995 (Final Value)	0	0	0	0	0	0	0
	1994 (Final Value)	0	0	0	0	0	0	0
	1993 (Final Value)	0	0	0	0	0	0	0
	1992 (Final Value)	0	0	0	0	0	0	0

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 (2024 Tax Roll)**

Generated on 3/31/2025 12:55 PM

Taxing Authorities

Generated on 3/31/2025 12:55 PM

CENTRALLY ASSESSED / 000

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
BAYSHORE FIRE & RESCUE SRVC / 006	Independent District	BAYSHORE FIRE DISTRICT 17350 NALLE RD NORTH FORT MYERS FL 33917
BONITA SPRINGS FIRE DISTRICT / 009	Independent District	BONITA SPRINGS FIRE 27701 BONITA GRANDE DR BONITA SPRINGS FL 34135
ESTERO FIRE RESCUE DIST / 029	Independent District	ESTERO FIRE RESCUE DIST 21500 THREE OAKS PKWY ESTERO FL 33928
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
NORTH FORT MYERS FIRE DISTRICT / 063	Independent District	NORTH FORT MYERS FIRE DISTRICT PO BOX 3507 NORTH FORT MYERS FL 33918-3507
SAN CARLOS PARK FIRE DISTRICT / 077	Independent District	SAN CARLOS PARK FIRE DISTRICT 19591 BEN HILL GRIFFIN PKWY FORT MYERS FL 33913-8989
SOUTH TRAIL FIRE DISTRICT / 085	Independent District	SOUTH TRAIL FIRE DISTRICT 5531 HALIFAX AVE FORT MYERS FL 33912
TICE FIRE DISTRICT / 088	Independent District	TICE FIRE DISTRICT 9351 WORKMEN WAY FORT MYERS FL 33905
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408

CITY OF BONITA SPRINGS / 157	Municipal	CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135
CITY OF FORT MYERS / 031	Municipal	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
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CITY OF BONITA SPRINGS STORMWATER / 387	Special District	CITY OF BONITA SPRINGS 9101 BONITA BEACH RD BONITA SPRINGS FL 34135
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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 WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

Generated on 3/31/2025 12:55 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/Improved
10.00	11/01/2018	2019000150246	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-47-25-E1-U1978.2168 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 08-46-25-00-00007.0000 <i>Remaining parcels not listed.</i>	I
0.00	11/01/2018	2018000262032	11	There are 58 additional parcel(s) with this document (may have been split after the transaction date)... 01-43-24-00-00004.0000 02-43-24-00-00006.0000 02-48-25-B1-00013.0000 03-47-25-E1-U1978.2168 04-44-25-00-00002.0000 05-44-25-P3-00017.0000 06-45-25-00-00001.0000 06-45-25-00-00001.0010 06-46-25-00-00004.0000 07-43-25-00-00001.0000 07-44-25-P3-00003.0000 07-45-25-00-00001.0000 07-46-25-00-00016.0000 08-44-25-P1-00001.0000 08-46-25-00-00007.0000 <i>Remaining parcels not listed.</i>	I

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

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

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Parcel Numbering History

Generated on 3/31/2025 12:55 PM

Prior STRAP

Prior Folio ID

Renumber Reason

Renumber Date

03-48-25-00-00004.0000

[N/A](#)

Reserved for Renumber ONLY

05/06/2000

Solid Waste (Garbage) Roll Data

Generated on 3/31/2025 12:55 PM

Solid Waste District

Roll Type

Category

Unit / Area

Tax Amount

001 - Service Area 1

-

0

0.00

Collection Days

Garbage

Recycling

Horticulture

Thursday

Thursday

Thursday

Flood and Storm Information

Generated on 3/31/2025 12:55 PM

Flood Insurance [Find my flood zone](#)

Community

Panel

Version

Date

Evacuation Zone

071C

0658

G

11/17/2022

B

Generated on 3/31/2025 12:55 PM

Collier County Property Appraiser Property Summary

Parcel ID	00145681504	Site Address *Disclaimer	1439 WIGGINS PASS RD		Site City	NAPLES	Site Zone *Note	34110
-----------	-------------	------------------------------------	----------------------	---	-----------	--------	---------------------------	-------

Name / Address	SEMINOLE GULF RAILWAY LP							
	4110 CENTERPOINTE DRIVE							
	STE 207							
City	FORT MYERS			State	FL	Zip	33916	

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
3A10	000100 060 03A10	10	48	25	24.3

Legal	10 48 25 A PORTION OF SEC 10 & SEC 15 AS DESC IN OR 5568 PG 941
-------	---

Millage Area ⓘ	143	Millage Rates ⓘ *Calculations		
Sub./Condo	100 - ACREAGE HEADER	School	Other	Total
Use Code ⓘ	91 - UTILITY, GAS, ELECTRIC, TELEPHONE, LOCAL	4.3132	5.2568	9.57

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
06/21/19	<u>5645-3121</u>	\$ 0
11/01/18	<u>5568-941</u>	\$ 0

2024 Certified Tax Roll

(Subject to Change)

Land Value	\$ 72,900
(+) Improved Value	\$ 0
(=) Market Value	\$ 72,900
(=) Assessed Value	\$ 72,900
(=) School Taxable Value	\$ 72,900
(=) Taxable Value	\$ 72,900
Ad Valorem Taxes	\$ 697.64
(+) Non-Ad Valorem Taxes	\$ 0
(=) Total Taxes	\$ 697.64

Values are as of January 1st each year. If all values are 0, this parcel was created after the Final Tax Roll.

Disclaimer: The actual total property taxes may vary due to changes in millage rates set by taxing

authorities, the addition of non-ad valorem assessments, and special assessments. For the most accurate and up-to-date tax information, please visit the [Collier County Tax Collector's office to see the final Tax bills.](#)

Collier County Property Appraiser

Property Detail

Parcel ID	00145681504	Site Address *Disclaimer	1439 WIGGINS PASS RD		Site City	NAPLES	Site Zone *Note	34110
-----------	-------------	------------------------------------	----------------------	---	-----------	--------	---------------------------	-------

Name / Address	SEMINOLE GULF RAILWAY LP							
	4110 CENTERPOINTE DRIVE							
	STE 207							
City	FORT MYERS			State	FL	Zip	33916	

Permits (Provided for reference purposes only. ***Disclaimer.**)

Tax Yr	Issuer	Permit #	CO Date	Tmp CO	Final Bldg	Type
2025	COUNTY	PRCT20240627255				OTHER
2025	COUNTY	PRCT20240939805				OTHER
2026	COUNTY	PRCT20240938197				OTHER

Land

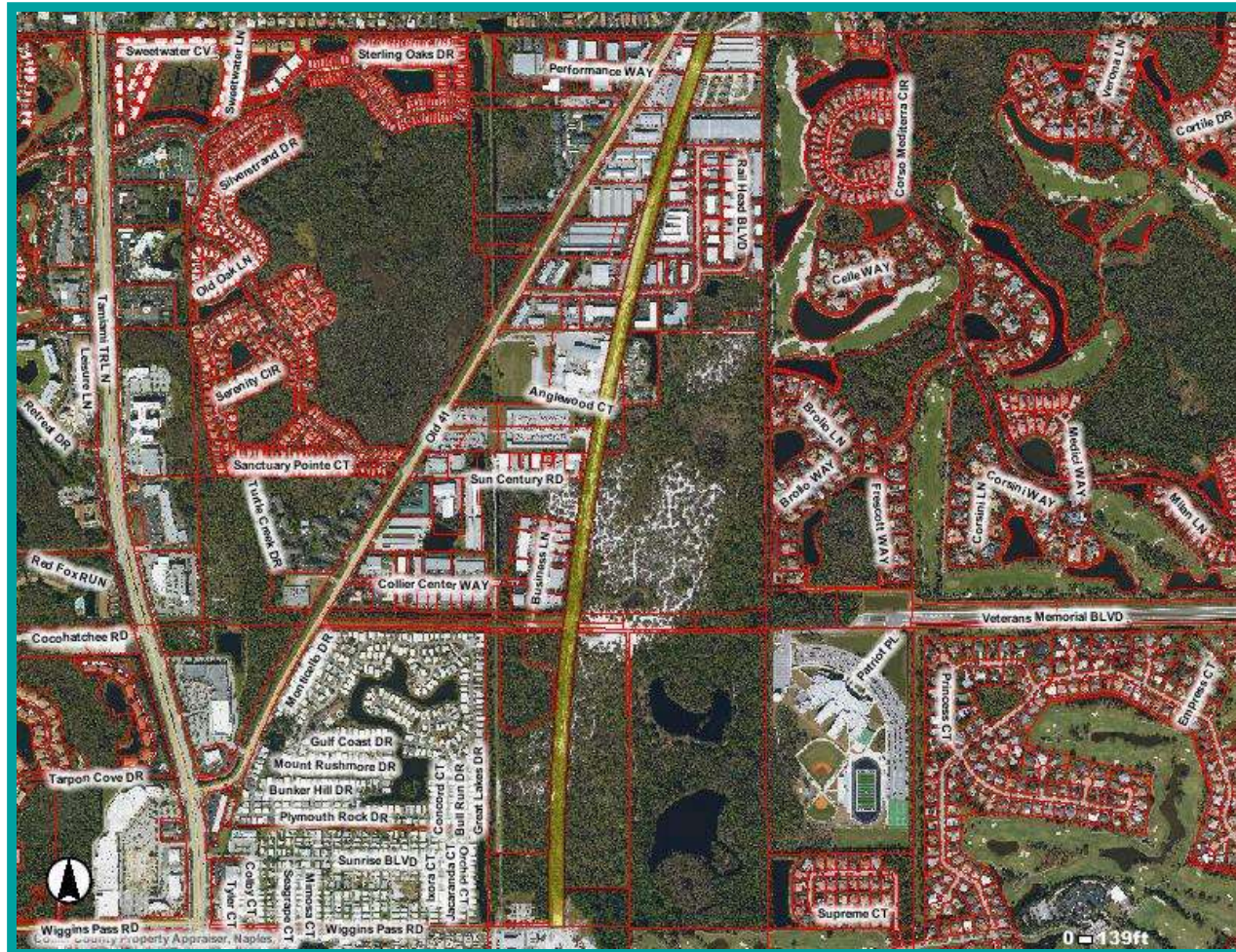
#	Calc Code	Units
10	ACREAGE	24.3

Building/Extra Features

#	Year Built	Description	Area	Adj Area
---	------------	-------------	------	----------

Collier County Property Appraiser Property Aerial

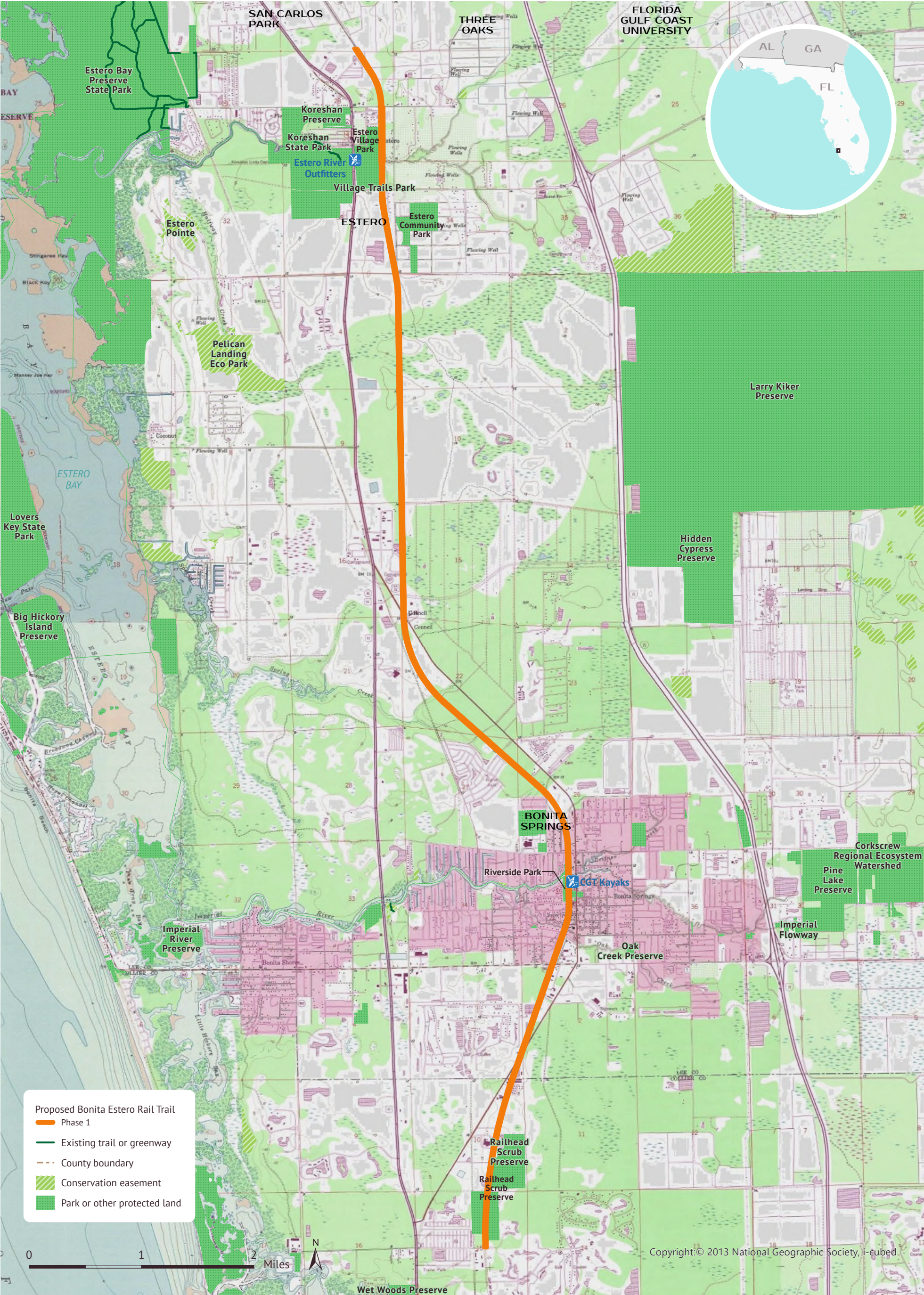
Parcel ID	00145681504	Site Address *Disclaimer	1439 WIGGINS PASS RD		Site City	NAPLES	Site Zone *Note	34110
-----------	-------------	------------------------------------	----------------------	---	-----------	--------	---------------------------	-------



[Open GIS in a New Window with More Features.](#)

ATTACHMENT C

MAPS AND AERIAL PHOTOGRAPHS

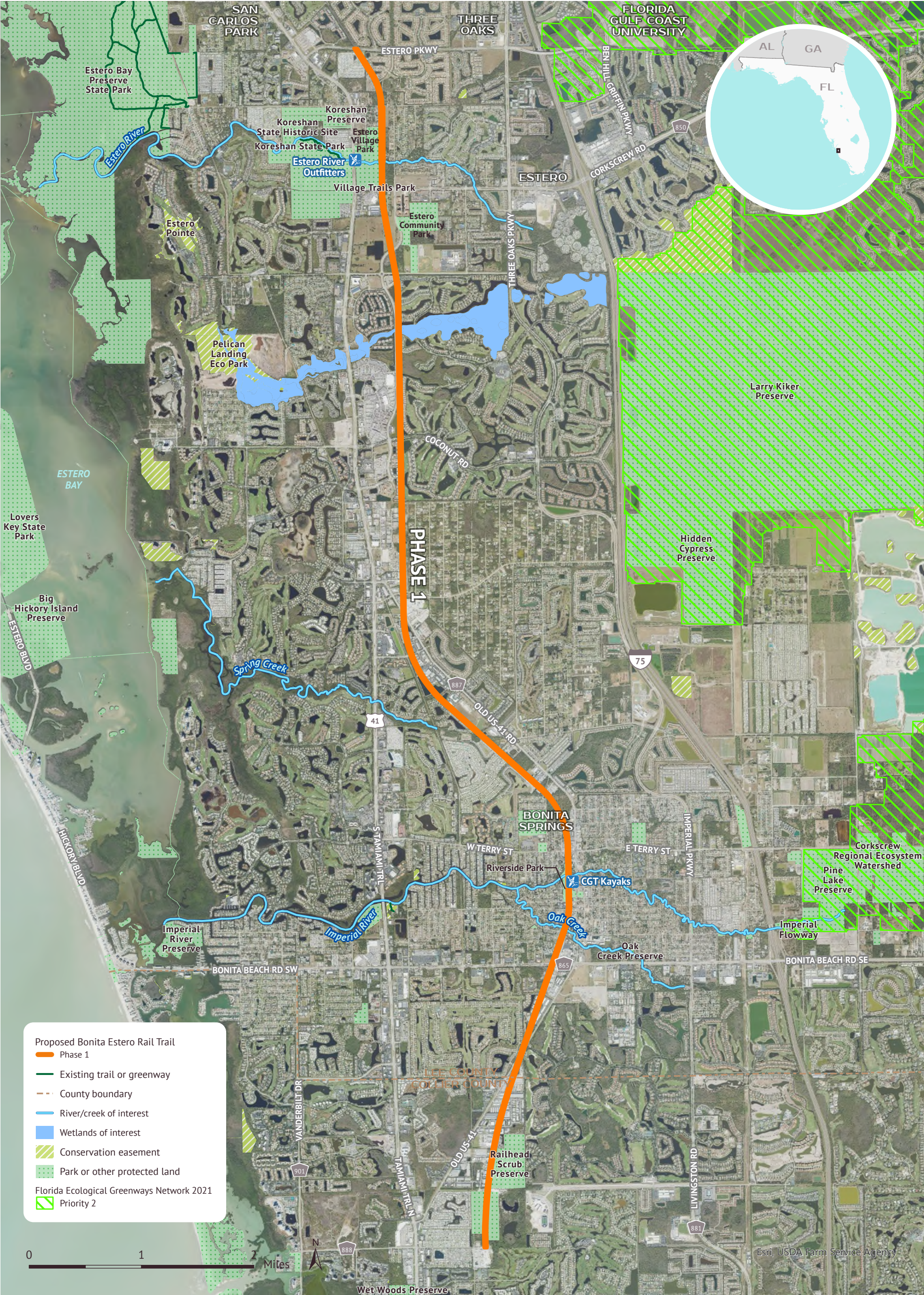


Bonita Estero Rail Trail: Phase 1

COLLIER AND LEE COUNTIES

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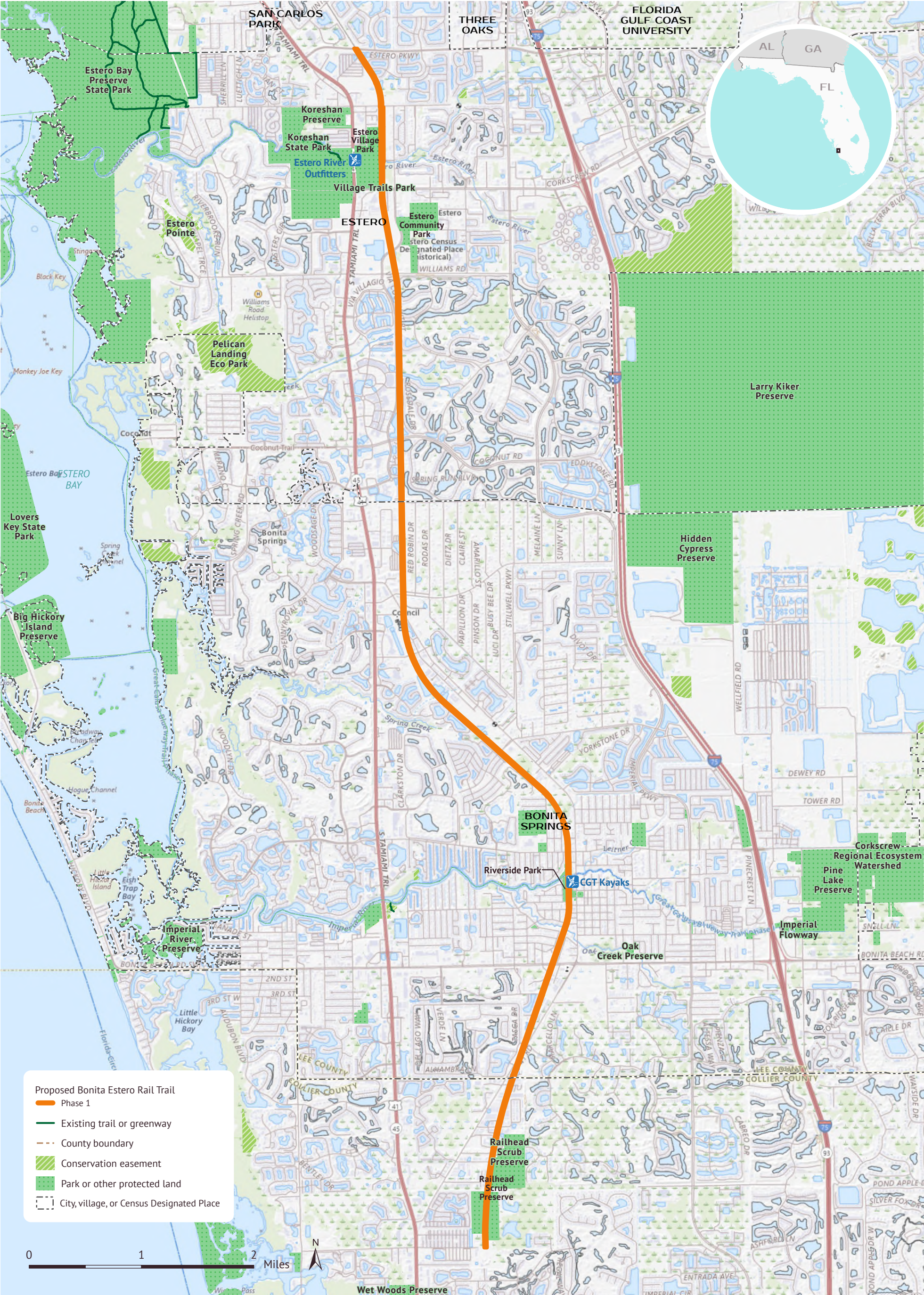


Bonita Estero Rail Trail: Phase 1

COLLIER AND LEE COUNTIES

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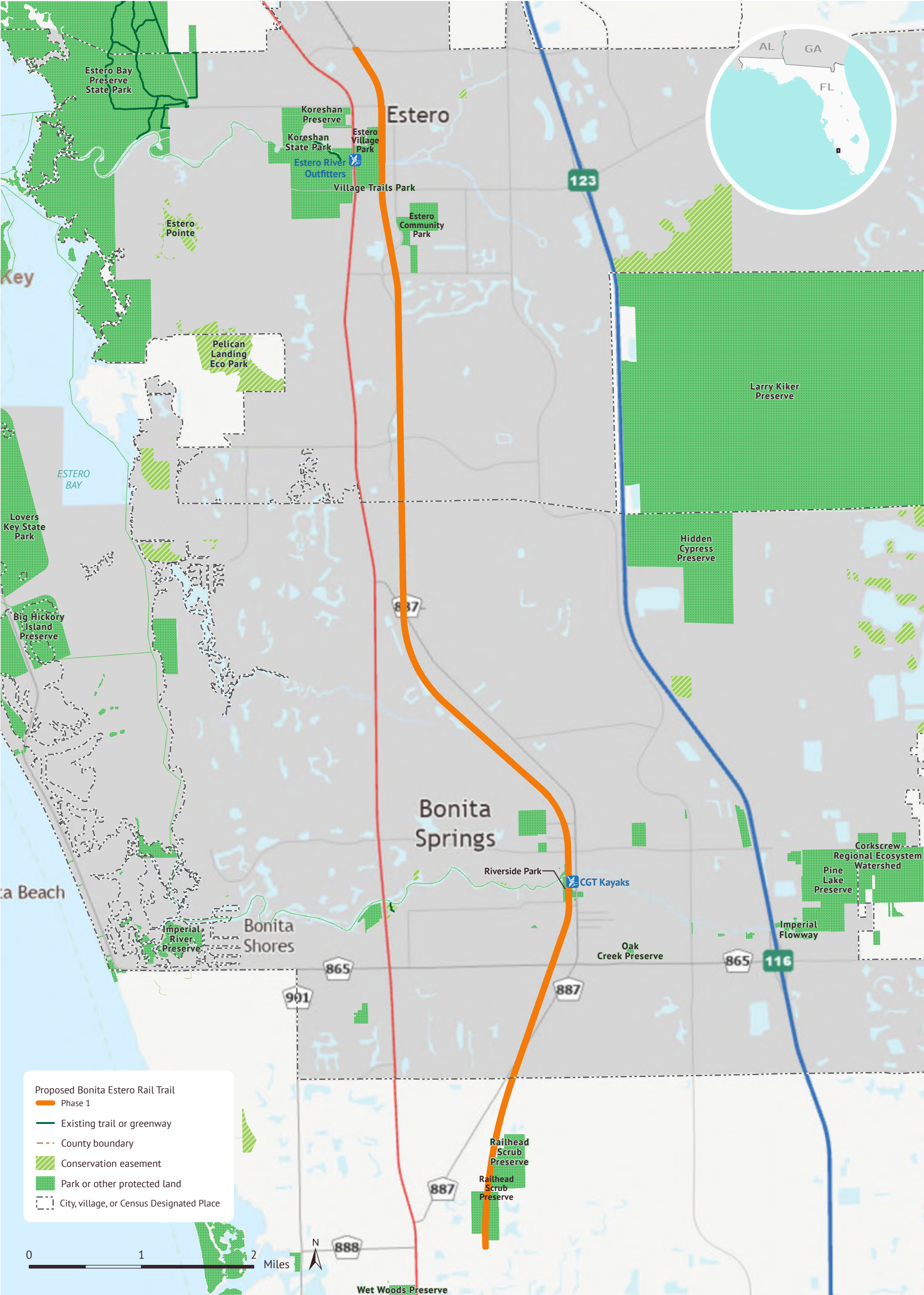


Bonita Estero Rail Trail: Phase 1

COLLIER AND LEE COUNTIES

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Bonita Estero Rail Trail: Phase 1

COLLIER AND LEE COUNTIES

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EXHIBIT A

10-Minute Walk and 10-Minute Bicycle Ride Analyses

Impacts of Projects

The Trust for Public Land

April 8, 2025

Page 1 of 2



Project Areas and Trails

Bonita Estero Rail Trail: Phase 1

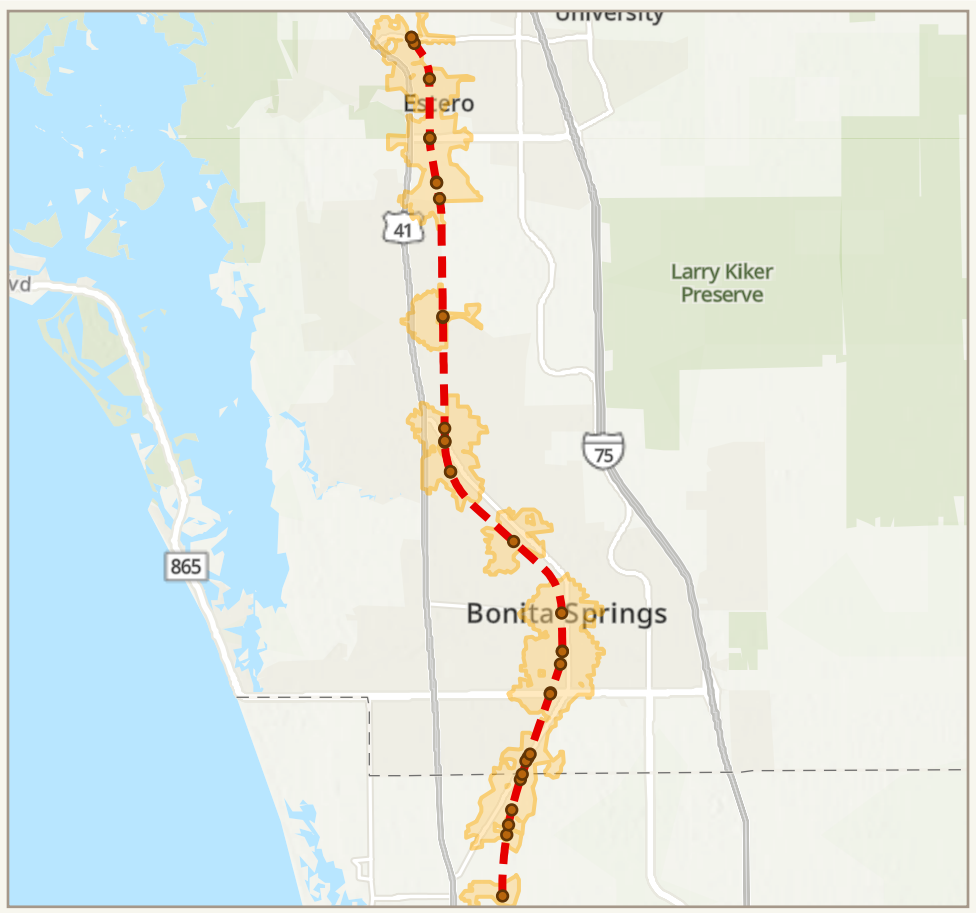
Area Statistics	Value
Project Area Count	0
Project Acres	0.00
Trail Count	1
Trail Miles	11.41
Service Area Acres	3309.27

All statistical results are aggregated for the listed project areas and their service areas. Service areas extent are based on service area extent defined for each project area. Transportation network access points are created by buffering the project area and intersecting with the transportation network.

Legend

- New Access Points
- New Trail Projects
- New Service Areas

Ten minute walk



This report was created on April 8, 2025 using the Project Impact or Project Summary interactive mapping site. It is for informational purposes only. The providers of this report disclaim any and all warranties, express or implied, including fitness for a particular purpose or merchantability, and make no representation that the report is complete, accurate, or error free. Use and reliance on this report is at the sole risk of the party using same.

Impacts of Projects

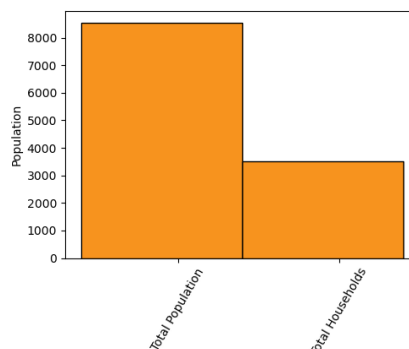
Trust for Public Land

April 8, 2025

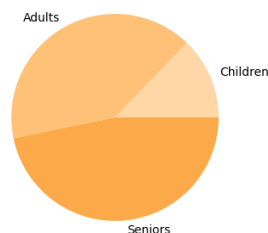
Page 2 of 2



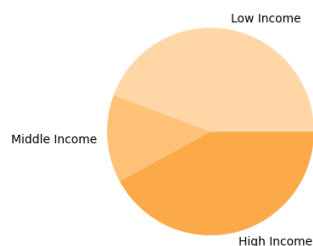
Population	Served
Total Population	8,540
Households	3,506



Age	Served	Percent
Children (< age 20)	1,095	12.8%
Adults (age 20 to 64)	3,453	40.4%
Seniors (> age 64)	3,992	46.7%

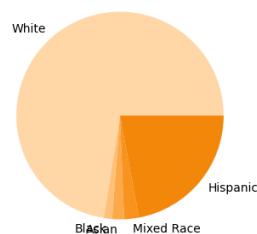


Income	Served	Percent
Low	1,553	44.3%
Middle	478	13.6%
High	1,475	42.1%
Median Household Income	89,112	



* Based on selected block group median income

Race/Ethnicity *	Served	Percent
White	6,163	72.2%
Black	108	1.3%
Asian	157	1.8%
Native American	7	0.1%
Pacific / Hawaiian	5	0.1%
Other Race	30	0.4%
Mixed Race	195	2.3%
Hispanic	1,876	22.0%



* Hispanic origin separated from race

Demographic Information is derived from ESRI 2023 Demographic Forecast Block and Block Groups data.

This report was created on April 8, 2025 using the Project Impact or Project Summary interactive mapping site. It is for informational purposes only. The providers of this report disclaim any and all warranties, express or implied, including fitness for a particular purpose or merchantability, and make no representation that the report is complete, accurate, or error free. Use and reliance on this report is at the sole risk of the party using same.

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Impacts of Projects

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April 8, 2025

Page 1 of 2



Project Areas and Trails

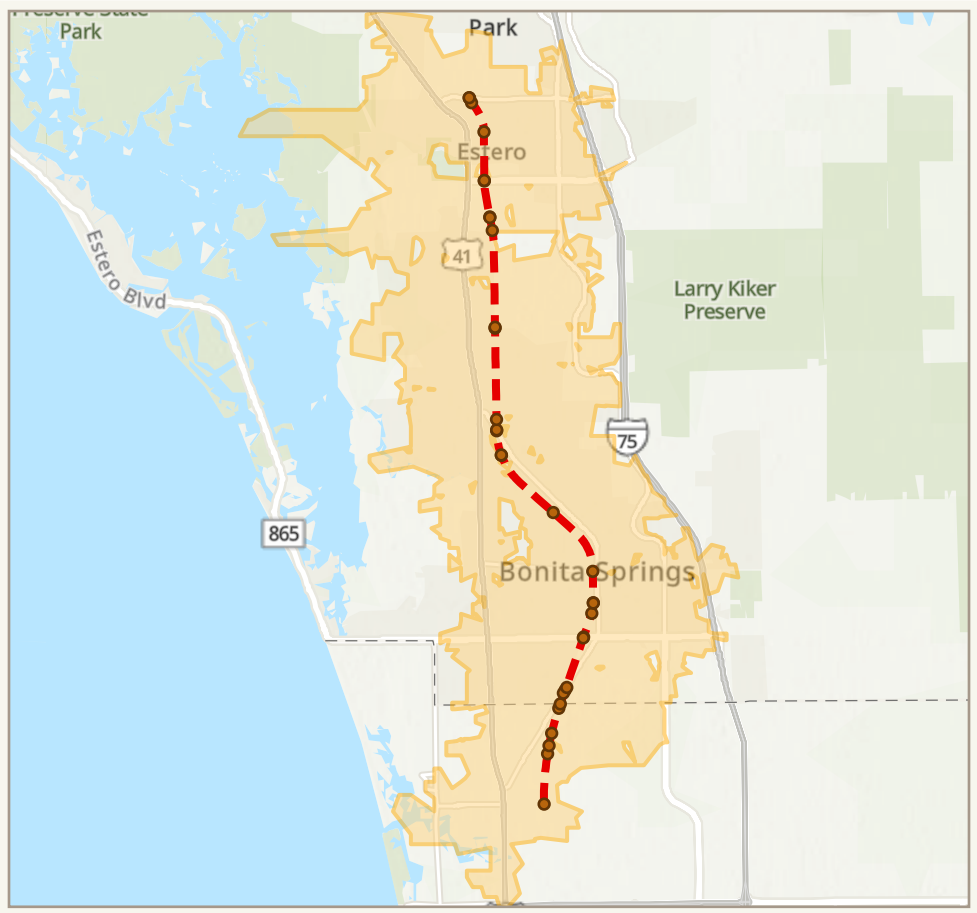
Bonita Estero Rail Trail: Phase 1

Area Statistics	Value
Project Area Count	0
Project Acres	0.00
Trail Count	1
Trail Miles	11.41
Service Area Acres	25300.56

All statistical results are aggregated for the listed project areas and their service areas. Service areas extent are based on service area extent defined for each project area. Transportation network access points are created by buffering the project area and intersecting with the transportation network.

Legend

- New Access Points
- New Trail Projects
- New Service Areas



Ten minute cycle

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Impacts of Projects

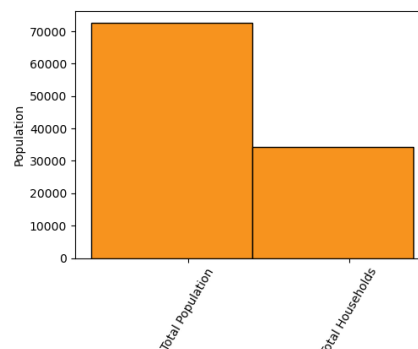
Trust for Public Land

April 8, 2025

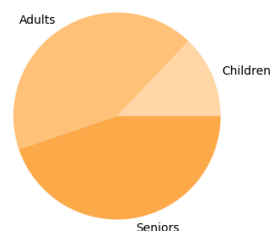
Page 2 of 2



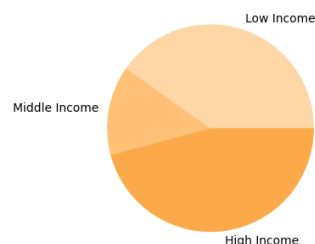
Population	Served
Total Population	72,642
Households	34,370



Age	Served	Percent
Children (< age 20)	9,352	12.9%
Adults (age 20 to 64)	30,763	42.3%
Seniors (> age 64)	32,527	44.8%

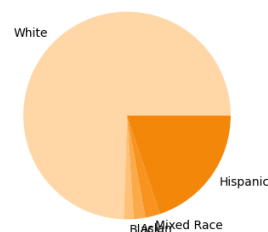


Income	Served	Percent
Low	13,826	40.2%
Middle	4,779	13.9%
High	15,765	45.9%
Median Household Income	99,295	



* Based on selected block group median income

Race/Ethnicity *	Served	Percent
White	53,848	74.1%
Black	1,110	1.5%
Asian	1,305	1.8%
Native American	65	0.1%
Pacific / Hawaiian	37	0.1%
Other Race	268	0.4%
Mixed Race	1,663	2.3%
Hispanic	14,346	19.7%



* Hispanic origin separated from race

Demographic Information is derived from ESRI 2023 Demographic Forecast Block and Block Groups data.

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EXHIBIT B

Multi-party Management Agreement

To be submitted soon.

EXHIBIT C
Letters of Support



Florida Greenways & Trails Foundation

March 20, 2025

Ms. Sine Murray, Program Administrator
Office of Environmental Services
Florida Department of Environmental Protection
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

RE: Florida Forever Application Letter of Support

Dear Ms. Murray,

The Florida Greenways & Trails Foundation enthusiastically supports the Trust for Public Land's Florida Forever Amendment Application to add the Bonita-Estero Rail-Trail (BERT) project into the Strategic Managed Areas Lands List to the Florida Forever projects list.

The approximately 11.4-mile inactive rail corridor is identified as a Priority Land Trail by the Florida Office of Greenways and Trails within its 2024-2028 Florida Greenways and Trails System Plan. Upon acquisition and construction, this segment will become a part of the statewide trail network. The City of Bonita Springs, Village of Estero, Collier County, the Trust for Public Land and Friends of BERT are partnering for the acquisition of the rail corridor for conversion into a multi-use path intended to fill a critical gap and connect to the Paradise Coast Trail and the John Yarbrough Trail.

We believe this rail-trail project will positively transform the community's health, safety and economy. In addition, the BERT will provide conservation and passive recreation opportunities and improve quality of life in the region. Therefore, we urge the state's Florida Forever process to secure it in public ownership for future generations.

Sincerely,

Ned Baier
President

Deborah Orton, President Friends of BERT

March 21, 2025

Ms. Sine Murray, Program Administrator
Office of Environmental Services
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Blvd., Mail Station 140
Tallahassee, FL 32399-3000

RE: Florida Forever Application Letter of Support

Dear Ms. Murray,

Friends of the Bonita Estero Rail Trail support Trust for Public Land's Florida Forever Amendment Application to add the Bonita-Estero Rail-Trail project into the Strategic Managed Areas Lands List to the Florida Forever projects list. The approximately 11.4-mile inactive rail corridor is identified as a Priority Land Trail by the Florida Office of Greenways and Trail within its 2024-2028 Florida Greenways and Trails System Plan. Upon acquisition and construction, this segment will become a part of the statewide trail network. The City of Bonita Springs, Village of Estero, Collier County, Trust for Public Land and Friends of BERT are partnering for the acquisition of the rail corridor for conversion into a multi-use path intended to fill a critical gap and connect to the Paradise Coast Trail system within Collier County and the John Yarbrough Trail in Lee County.

We believe that this rail-trail project will positively transform our community's health, safety and economy and strengthen our sense of place and community. BERT will further the commitment to our citizens of providing conservation and passive recreation opportunities and improving quality of life. We look forward to working with the state Florida Forever process to secure it in public ownership for future generations.

Sincerely,

A handwritten signature in black ink, appearing to read 'Deborah I Orton', with a stylized, flowing script.

Deborah I Orton
President, Friends of BERT

Naples Pathways Coalition
91 Ninth Street South #464
Naples, FL 34102

March 20, 2025

Ms. Sine Murray, Program Administrator
Office of Environmental Services
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Blvd., Mail Station 140
Tallahassee, FL 32399-3000

RE: Florida Forever Application Letter of Support

Dear Ms. Murray,

Naples Pathways Coalition supports Trust for Public Land's Florida Forever Amendment Application to add the Bonita-Estero Rail-Trail project into the Strategic Managed Areas Lands List to the Florida Forever projects list. The approximately 11.4-mile inactive rail corridor is identified as a Priority Land Trail by the Florida Office of Greenways and Trail within its 2024-2028 Florida Greenways and Trails System Plan. Upon acquisition and construction, this segment will become a part of the statewide trail network. The City of Bonita Springs, Village of Estero, Collier County, Trust for Public Land and Friends of BERT are partnering for the acquisition of the rail corridor for conversion into a multi-use path intended to fill a critical gap and connect to the Paradise Coast Trail system within Collier County and the John Yarbrough Trail in Lee County.

We believe that this rail-trail project will positively transform our community's health, safety and economy and strengthen our sense of place and community. BERT will further the commitment to our citizens of providing conservation and passive recreation opportunities and improving quality of life. We look forward to working with the state Florida Forever process to secure it in public ownership for future generations.

Sincerely,

Michelle Avola-Brown

Executive Director
Naples Pathways Coalition
www.NaplesPathways.org



Ms. Sine Murray, Program Administrator
Office of Environmental Services
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Blvd., Mail Station 140
Tallahassee, FL 32399-3000

March 19, 2025

Regarding: *Florida Forever* Application, Letter of Support for Adding the Bonita-Estero Rail-Trail

Dear Ms. Murray,

The Florida Bicycle Association is pleased to submit this letter in support of the Trust for Public Land's *Florida Forever* Amendment Application to add the Bonita-Estero Rail-Trail project into the Strategic Managed Areas Lands List to the Florida Forever projects list.

Our mission is to make Florida better for people who want or need to bicycle by improving infrastructure, strengthening policies, and influencing behavior to support safe, accessible, and connected transportation and recreation networks. Trails like BERT are essential to this mission, providing vital connections for people walking, biking, and rolling while enhancing safety, mobility, and economic vitality.

We strongly support the effort by the City of Bonita Springs, Village of Estero, Collier County, Trust for Public Land, and Friends of BERT to acquire this corridor for conversion into a multi-use trail, filling a critical gap and connecting the Paradise Coast Trail system in Collier County with the John Yarbrough Trail in Lee County. The inactive rail corridor, which extends more than 11 miles, is designated as a Priority Land Trail by the Florida Office of Greenways and Trails' current system plan. As a trail, it will play a key role in expanding Florida's statewide trail network.

This project represents more than just a trail—it is an investment in health, safety, economic development, and community cohesion. BERT will offer Floridians and visitors a safer, more connected way to travel, recreate, and enjoy the outdoors while preserving land for future generations. We strongly support this effort and look forward to working with the *Florida Forever* process to secure public ownership of this valuable corridor.

Sincerely,

Kelly Morphy
Executive Director