

**Property Data****STRAP: 08-44-23-C3-03968.0200 Folio ID: 10058332****Tax Roll Value Letter** 2025

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

IPE DEVELOPMENTS LLC
333 SE 2ND AVE #2054
MIAMI FL 33131

Site AddressSite Address maintained by **E911 Program Addressing**

211 NW 25TH AVE
CAPE CORAL FL 33993

Property Description**Do not use for legal documents!**

CAPE CORAL UNIT 55 BLK 3968 PB 19 PG 100 LOTS 20 + 21

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 19 and 100 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	3 / 2.0
Gross Living Area	1,474
1st Year Building on Tax Roll	N/A
Historic Designation	No

Township	Range	Section	Block	Lot
44	23E	08	03968	0200
Municipality	Latitude	Longitude		
City of Cape Coral	26.65634	-82.02529		

[View Parcel on Google Maps](#)**[Tax Map Viewer] [View Comparables]****[Pictometry Aerial Viewer]****Image of Structure**
Photo Date January of 2025 ☐ **View other photos**

Last Inspection Date: 01/14/2025

Property Values / Exemptions / TRIM Notices

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No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (Final Value)	34,723	34,723	34,723	34,241	0	0	34,241
2024 / Additional Info	2024 (Final Value)	31,439	31,439	31,439	31,128	0	0	31,128

2023 / Additional Info	2023 (Final Value)	28,298	28,298	28,298	28,298	0	0	28,298
2022 / Additional Info	2022 (Final Value)	19,783	19,783	19,783	9,857	0	0	9,857
2021 / Additional Info	2021 (Final Value)	9,100	9,100	9,100	8,961	0	0	8,961
2020 / Additional Info	2020 (Final Value)	8,800	8,800	8,800	8,146	0	0	8,146
2019 / Additional Info	2019 (Final Value)	11,000	11,000	11,000	7,405	0	0	7,405
2018 / Additional Info	2018 (Final Value)	11,000	11,000	11,000	6,732	0	0	6,732
2017 / Additional Info	2017 (Final Value)	10,821	10,821	10,821	6,120	0	0	6,120
2016	2016 (Final Value)	8,000	8,000	8,000	5,564	0	0	5,564
2015	2015 (Final Value)	7,800	7,800	7,800	5,058	0	0	5,058
2014	2014 (Final Value)	5,922	5,922	5,922	4,598	0	0	4,598
2013	2013 (Final Value)	4,400	4,400	4,400	4,180	0	0	4,180
2012	2012 (Final Value)	3,800	3,800	3,800	3,800	0	0	3,800
2011	2011 (Final Value)	4,300	4,300	4,300	4,300	0	0	4,300
2010	2010 (Final Value)	6,000	6,000	6,000	6,000	0	0	6,000
	2009 (Final Value)	8,000	8,000	8,000	8,000	0	0	8,000
	2008 (Final Value)	15,000	15,000	15,000	15,000	0	0	15,000
	2007 (Final Value)	47,000	47,000	0	47,000	0	0	47,000
	2006 (Final Value)	78,350	78,350	0	78,350	0	0	78,350
	2005 (Final Value)	42,500	42,500	0	42,500	0	0	42,500
	2004 (Final Value)	11,400	11,400	0	11,400	0	0	11,400
	2003 (Final Value)	4,700	4,700	0	4,700	0	0	4,700
	2002 (Final Value)	1,880	1,880	0	1,880	0	0	1,880
	2001 (Final Value)	1,410	1,410	0	1,410	0	0	1,410
	2000 (Final Value)	1,410	1,410	0	1,410	0	0	1,410
	1999 (Final Value)	1,490	1,490	0	1,490	0	0	1,490
	1998 (Final Value)	1,570	1,570	0	1,570	0	0	1,570
	1997 (Final Value)	1,650	1,650	0	1,650	0	0	1,650
	1996 (Final Value)	3,290	3,290	0	3,290	0	0	3,290
	1995 (Final Value)	3,290	3,290	0	3,290	0	0	3,290
	1994 (Final Value)	3,140	3,140	0	3,140	0	0	3,140
	1993 (Final Value)	3,140	3,140	0	3,140	0	0	3,140
	1992 (Final Value)	3,140	3,140	0	3,140	0	0	3,140

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 1/11/2026)

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Land

Land Tracts

Use Code

0

Use Code Description

Vacant Residential

Number of Units

1.00

Unit of Measure

Units

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
0 - Vacant	0 - VACANT LAND	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
3	2.0	2025	2025

Building Subareas

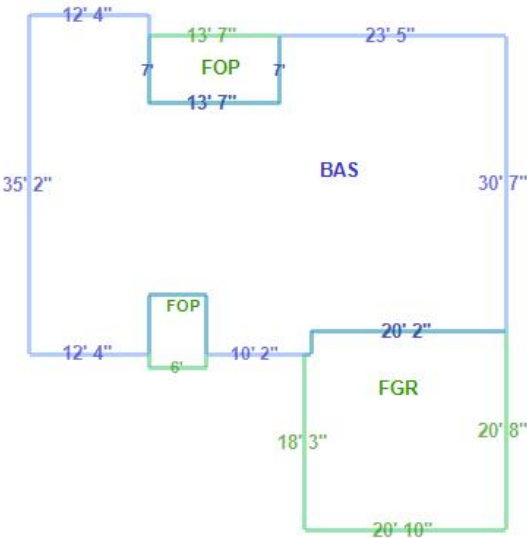
Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,474
FGR - FINISHED GARAGE	N	429
FOP - FINISHED OPEN PORCH	N	140

Building Front Photo



Photo Date: January of 2025

Building Footprint



Property Details (2025 Tax Roll)



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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	1.00	Units

Taxing Authorities

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CITY OF CAPE CORAL / 057

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO ALL HAZARDS PROTECTION DIST / 101	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398

LEE CO HYACINTH CONTROL DIST / 051	Independent District	FORT MYERS FL 33902-0398 LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
CITY OF CAPE CORAL / 014	Municipal	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 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 CAPE CORAL ALLEY IMP / 239	Special District	
CITY OF CAPE CORAL FIRE ASMT / 312	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
CITY OF CAPE CORAL LOT MOWING DIST 4 / 318	Special District	
CITY OF CAPE CORAL MAINTENANCE OF MEDIANS & RIGHT-OF-WAYS / 237	Special District	
CITY OF CAPE CORAL NON AD / 411	Special District	
CITY OF CAPE CORAL NORTH WATER 1-8 IMP / 314	Special District	
CITY OF CAPE CORAL PARKING LOT IMP / 240	Special District	
CITY OF CAPE CORAL PEPPER TREE REMOVAL / 238	Special District	
CITY OF CAPE CORAL SEAWALL IMP PH VII B / 243	Special District	
CITY OF CAPE CORAL SIDEWALK IMP / 242	Special District	
CITY OF CAPE CORAL STORMWATER ANNUAL / 183	Special District	
CITY OF CAPE CORAL STORMWATER DELINQUENT / 184	Special District	
CITY OF CAPE CORAL STREETLIGHTING IMP / 306	Special District	
CITY OF CAPE CORAL WATERWAY LOCK IMP / 301	Special District	
FLORIDA GREEN FINANCE AUTHORITY / 358	Special District	SPECIAL DISTRICT SERVICES INC 2501A BURNS RD PALM BEACH GARDENS FL 33410
FLORIDA PACE FUNDING AGENCY / 343	Special District	
GREEN CORRIDOR PACE / 363	Special District	
CITY OF CAPE CORAL PARKS VOTED DEBT SVC / 382	Voter Approved	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915-0027
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

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Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
38,000.00	09/01/2022	2022000286491	01		V
11,000.00	06/01/2002	3675/4830	08		V
5,200.00	03/18/2002	3600/3971	08		V
7,500.00	09/18/1998	3042/686	01		V
1,600.00	03/02/1997	2807/2868	01		V
100.00	04/01/1984	1727/4608	01		V
2,200.00	03/01/1973	930/361	06		V

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

Use the above link to do a search on the Lee County Clerk of Courts website, using **19** and **100** for the book and page numbers and **Plats Book** for the book type.

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

Building / Construction Permit Data

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Permit Number	Permit Type	Date
BRC23-000488	Building New Construction	04/17/2024

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

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

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

Parcel Numbering History ⓘ

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Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
08-44-23-A1-03968.0200	N/A	Reserved for Renumber ONLY	01/26/1997

Solid Waste (Garbage) Roll Data

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Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
017 - CITY OF CAPE CORAL	R - Residential Category		1	0.00

Flood and Storm Information

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

[Evacuation Zone](#)

Community	Panel	Version	Date	
071C	0242	G	11/17/2022	A

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