Property Data

STRAP: 28-43-23-C1-05110.0590 Folio ID: 10034742

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--- Owner Of Record - Sole Owner

[Change Address]

[<u>Change</u>

IRIARTE RODRIGO 11784 HATCHER CIR ORLANDO FL 32824

Site Address

Site Address maintained by **E911 Program Addressing**

2728 NW 21ST PL CAPE CORAL FL 33993

Property Description
Do not use for legal documents!

CAPE CORAL UNIT 80 BLK 5110 PB 22 PG 148 LOTS 59 + 60



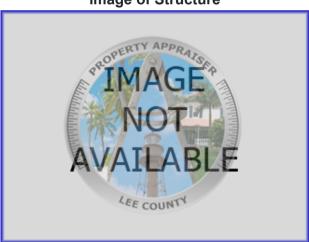






Just	18,365
Attributes	
Land Units Of Measure	UT
Units •	1.00
Total Number of Buildings	0
Total Bedrooms / Bathrooms	0
1st Year Building on Tax Roll 9	N/A
Historic Designation	No







Property Value History

Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Taxable	
1992	2,120	2,120	2,120	2,120	0	2,120	
1993	2,120	2,120	2,120	2,120	0	2,120	
1994	1,490	1,490	1,490	1,490	0	1,490	
1995	1,490	1,490	1,490	1,490	0	1,490	
1996	1,490	1,490	1,490	1,490	0	1,490	
1997	1,180	1,180	1,180	1,180	0	1,180	
1998	1,180	1,180	1,180	1,180	0	1,180	
1999	1,250	1,250	1,250	1,250	0	1,250	
2000	1,250	1,250	1,250	1,250	0	1,250	
2001	1,330	1,330	1,330	1,330	0	1,330	
2002	1,650	1,650	1,650	1,650	0	1,650	
2003	3,760	3,760	3,760	3,760	0	3,760	

2004	11,000	11,000	11,000	11,000	0	11,000
2005	37,000	37,000	37,000	37,000	0	37,000
2006	72,000	72,000	72,000	72,000	0	72,000
2007	45,000	45,000	45,000	45,000	0	45,000
2008	13,000	13,000	13,000	13,000	0	13,000
2009	6,500	6,500	6,500	6,500	0	6,500
2010	5,900	5,900	5,900	5,900	0	5,900
2011	4,600	4,600	4,600	4,600	0	4,600
2012	3,000	3,000	3,000	3,000	0	3,000
2013	4,000	4,000	4,000	3,300	0	3,300
2014	6,016	6,016	6,016	3,630	0	3,630
2015	7,000	7,000	7,000	3,993	0	3,993
2016	8,000	8,000	8,000	4,392	0	4,392
2017	10,821	10,821	10,821	4,831	0	4,831
2018	9,000	9,000	9,000	5,314	0	5,314
2019	9,000	9,000	9,000	5,845	0	5,845
2020	8,200	8,200	8,200	6,430	0	6,430
2021	8,400	8,400	8,400	7,073	0	7,073

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 (<u>F.A.C. 12D-1.002</u>).

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 (<u>F.S. 193.011</u>). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment (<u>F.S. 193.461 (6)</u> (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.

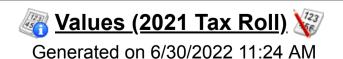
The **Exemptions** value is the total amount of all exemptions on the parcel.

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)

Exemptions

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No existing exemptions found for this property.



Property Values Attributes

Just	8,400	Land Units Of Measure	UT
Assessed	8,400	Units 0	1.00
Portability Applied	0	Total Number of Buildings	0
Cap Assessed	7,073	Total Bedrooms / Bathrooms	0
Taxable	7,073	1st Year Building on Tax Roll	N/A
Cap Difference	1,327	Historic Designation	No

Taxing Authorities

Taxing Authorities Generated on 6/30/2022 11:24 AM						
CITY OF CAPE CORAL						
Name / Code	Category	Mailing Address				
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398				
LEE CO ALL HAZARDS PROTECTION DIST / 101	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398				
LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398				
MUNICIPAL SOLID WASTE DISPOSAL MSTU / 116	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398				
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971				
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971				
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408				
CITY OF CAPE CORAL / 014	Municipal	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915- 0027				
PURUC SCHOOL - RV LOCAL ROARD / 012	Public	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT				

Schools

2855 COLONIAL BLVD

FORT MYERS FL 33966

PUBLIC SCHOOL - BY LOCAL BOARD / 012

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 FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915- 0027
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 3 / 317	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915- 0027
CITY OF CAPE CORAL MAINTENANCE OF MEDIANS & RIGHT-OF-WAYS / 237	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915- 0027
CITY OF CAPE CORAL NORTH WATER 1-8 IMP / 314	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915- 0027
CITY OF CAPE CORAL PARKING LOT IMP / 240	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915- 0027
CITY OF CAPE CORAL PEPPER TREE REMOVAL / 238	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915- 0027
CITY OF CAPE CORAL SEAWALL IMP PH VII B / 243	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915- 0027

CITY OF CAPE CORAL SIDEWALK IMP / 242	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915- 0027
CITY OF CAPE CORAL STORMWATER ANNUAL / 183	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915- 0027
CITY OF CAPE CORAL STORMWATER DELINQUENT / 184	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915- 0027
CITY OF CAPE CORAL STREETLIGHTING IMP / 306	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915- 0027
CITY OF CAPE CORAL WATERWAY LOCK IMP / 301	Special District	CITY OF CAPE CORAL FINANCIAL SERVICES DIRECTOR PO BOX 150027 CAPE CORAL FL 33915- 0027
FLORIDA GREEN FINANCE AUTHORITY / 358	Special District	
FLORIDA PACE FUNDING AGENCY / 343	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

Sale Price	Date	OR Number	Туре	Notes	Vacant/Improved
5,500.00	08/07/2000	3289/1353	<u>80</u>		V
4,292,500.00	05/15/2000	3261/4222	<u>04</u>		V
2,640,000.00	04/19/2000	3261/4135	<u>04</u>		V
4,685,000.00	06/30/1999	3141/497	<u>04</u>		V
100.00	06/01/1990	2157/1153	<u>01</u>		V
3,100.00	06/01/1990	2157/1152	<u>01</u>		V

View Recorded Plat at LeeClerk.org

Use the above link to do a search on the Lee County Clerk of Courts website, using **22** and **148** 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.

Parcel Numbering History 9

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Prior STRAP Prior Folio ID Renumber Reason Renumber Date

28-43-23-A1-05110.0590 N/A Reserved for Renumber ONLY 01/26/1997

Location Information

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Township Range Section Block Lot

43 23E 28

Municipality Latitude Longitude

City of Cape Coral 26.70471 -82.01819

Links

<u>View Parcel on Google Maps</u>
<u>View Parcel on GeoView</u>

Solid Waste (Garbage) Roll Data

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Solid Waste District Roll Type Category Unit / Area Tax Amount

017 - CITY OF CAPE CORAL - 0.00

Flood and Storm Information

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Flood Insurance Find my flood zone

Community Panel Version Date Evacuation Zone

125095 0235 F 8/28/2008 C

Flood Insurance Rate Map data is not available for parcels within a municipality. To obtain flood information, contact your <u>municipality</u> directly.

Address History

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Street Name Street Number Unit City Zip **Maintenance Date** NW 21ST PL 9/1/1999 5:14:56 PM 2728 33993 Cape Coral Cape Coral NW 21ST PL 2728 33993 12/31/1996 11:11:19 AM

<u>Appraisal Details (2021 Tax Roll)</u>

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Land

Land Tracts

Use Code Use Code Description Number of Units Unit of Measure

0	Vacant Residential	1.00	Units	
	<u>Appraisal Details (Curre</u>	nt Working Values)		
	Generated on 6/30/20	022 11:24 AM		
	Land			
	Land Tract	s		
Use Code	Use Code Description	Number of Units	Unit of Measure	
0	Vacant Residential	1.00	Units	

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