



Property Data

STRAP: 35-45-24-00-00019.0040 Folio ID: 10219031

[Hurricane Ian Tax Roll Value Letter](#)

[Tax Refund Status](#)

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Owner Of Record - Tenants by Entirety

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



CERNOHOUS RONALD A &
CERNOHOUS THEA JO
7142 SHANNON BLVD
FORT MYERS FL 33908



Site Address

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

7142 SHANNON BLVD
FORT MYERS FL 33908

Property Description

Do not use for legal documents!



PARL IN SW 1/4 OF NE 1/4 SEC 35 TWP 45 R 24 DESC IN OR 786
P 163

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 786 and 163 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	3 / 2.0
Gross Living Area	1,620
1st Year Building on Tax Roll	1990
Historic Designation	No

Township	Range	Section	Block	Lot
45	24E	35		
Municipality	Latitude	Longitude		
Lee County Unincorporated - 0	26.51942	-81.87766		

[View Parcel on Google Maps](#)

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



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

Image of Structure



◀ Photo Date July of 2015 ▶ ☐ View other photos

Last Inspection Date: 03/29/2023

Property Values / Exemptions / TRIM Notices

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Exemption

Amount

Homestead Exemption	25,000.00
Additional Homestead Exemption	25,000.00

[2024 Homestead Exemption Renewal Card](#)

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
	Current	554,553	163,643	554,553	269,029	50,000	0	219,029
2023 Values / Additional Info	2023	593,813	242,788	593,813	261,193	50,000	0	211,193
2022 Values / Additional Info	2022	411,138	174,455	411,138	253,585	50,000	0	203,585
2021 Values / Additional Info	2021	303,133	115,000	303,133	246,199	50,000	0	196,199
2020 Values / Additional Info	2020	292,310	115,000	292,310	242,800	50,000	0	192,800
2019 Values / Additional Info	2019	286,669	115,000	286,669	237,341	50,000	0	187,341
2018 Values / Additional Info	2018	290,679	115,000	290,679	232,916	50,000	0	182,916
2017 Values / Additional Info	2017	282,624	85,000	282,624	228,125	50,000	0	178,125
2016 Values	2016	301,070	85,000	301,070	223,433	50,000	0	173,433

2015 Values	2015	294,584	80,000	294,584	294,584	0	0	294,584
2014 Values	2014	250,209	62,000	250,209	159,087	50,000	0	109,087
2013 Values	2013	201,399	48,500	201,399	156,736	50,000	0	106,736
2012 Values	2012	200,209	47,507	200,209	154,116	50,000	0	104,116
2011 Values	2011	218,981	60,000	218,981	149,627	50,000	0	99,627
2010 Values	2010	206,311	70,000	206,311	147,416	50,000	0	97,416
	2009	270,710	136,000	270,710	143,540	50,000	0	93,540
	2008	320,010	180,000	320,010	143,400	50,000	0	93,400
	2007	383,620	200,500	0	139,220	25,000	0	114,220
	2006	292,160	200,500	0	133,240	25,000	0	108,240
	2005	180,030	100,250	0	129,360	25,000	0	104,360
	2004	158,700	78,000	0	125,590	25,000	0	100,590
	2003	159,630	78,000	0	123,250	25,000	0	98,250
	2002	120,820	38,500	0	120,130	25,000	0	95,130
	2001	118,240	35,000	0	118,240	25,000	0	93,240
	2000	106,770	34,000	0	106,770	0	0	106,770
	1999	107,580	34,000	0	107,580	0	0	107,580
	1998	109,360	34,000	0	103,420	25,000	0	78,420
	1997	101,690	25,500	0	101,690	25,000	0	76,690
	1996	102,530	25,500	0	102,530	25,000	0	77,530
	1995	103,180	25,500	0	103,180	25,000	0	78,180
	1994	104,000	25,500	0	104,000	25,000	0	79,000
	1993	104,830	25,500	0	104,830	25,000	0	79,830
	1992	105,380	25,500	0	105,380	25,000	0	80,380

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 Working Values)

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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
131	Single Family Residential, Canal	1.00	Lot

Land Features

Description	Year Added	Units
FENCE - CHAIN LINK - 4 FOOT	2006	150
IRRIGATION SYSTEM LAWN	2006	1
DOCK - BOAT - WOODEN	2006	96
BOAT RAMP	2008	1

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
103 - Split Entry/Raised Ranch	1 - SINGLE FAMILY RESIDENTIAL	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
3	2.0	1990	1991

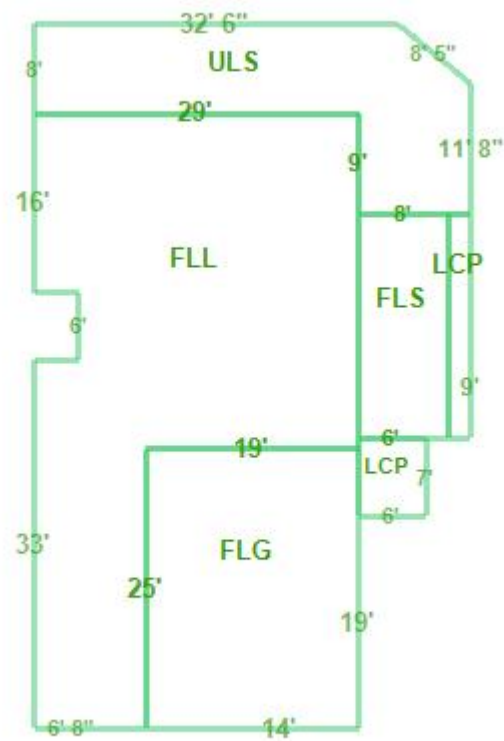
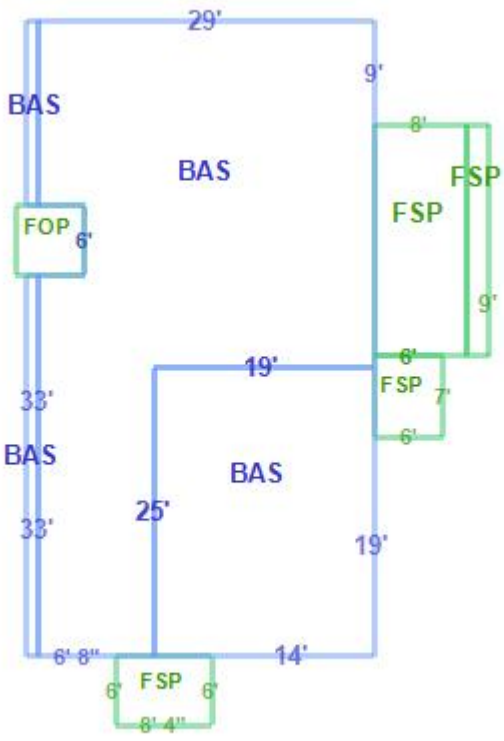
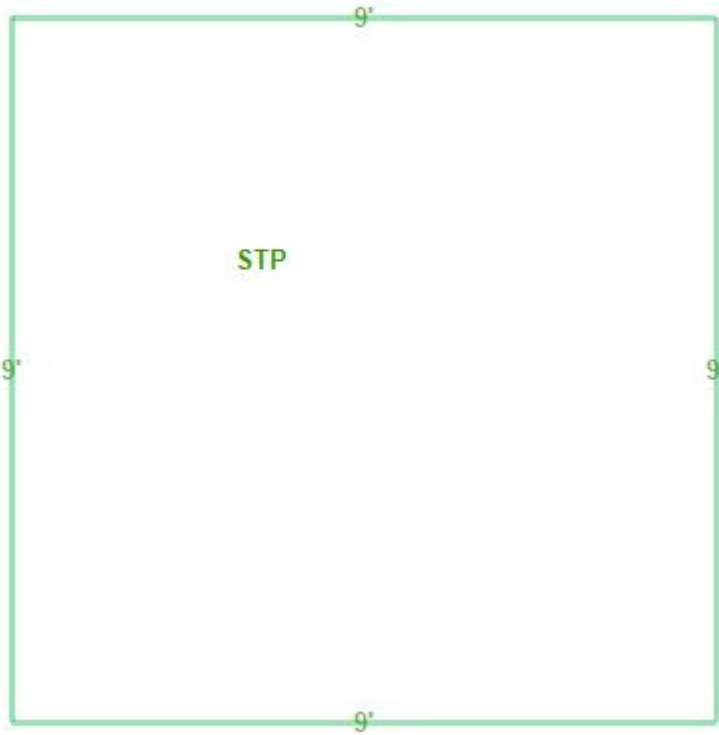
Building Subareas			
Description		Heated / Under Air	Area (Sq Ft)
BAS - BASE		Y	1,620
FLG - FINISHED LOWER GARAGE		N	475
FLL - FINISHED LOWER LEVEL		N	1,096
FLS - FINISHED LOWER SCREENED		N	160
FOP - FINISHED OPEN PORCH		N	36
FSP - FINISHED SCREEN PORCH		N	292
LCP - LOWER CARPORT / OPEN PORCH		N	82
STP - STOOP		N	81
ULS - UNFINISHED LOWER SCREENED PORCH		N	385
Building Features			
Description		Year Added	Units
OUTDOOR SHOWER		1990	1
XTRA/ADDITIONAL A/C UNITS		2006	1

Building Front Photo



Photo Date: July of 2015

Building Footprint



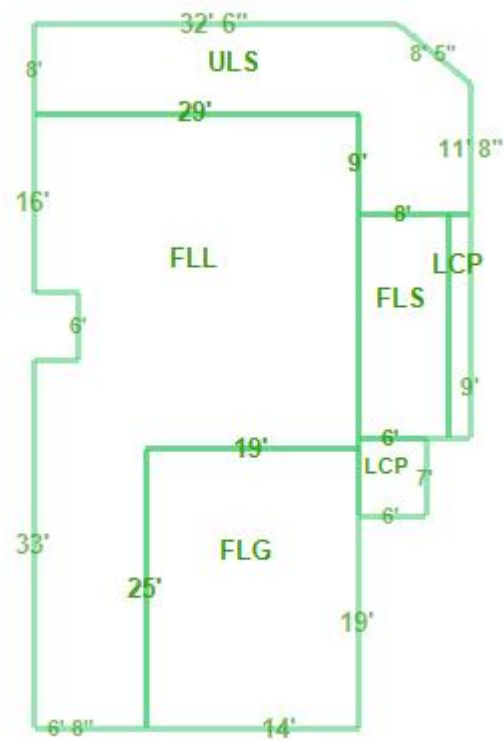
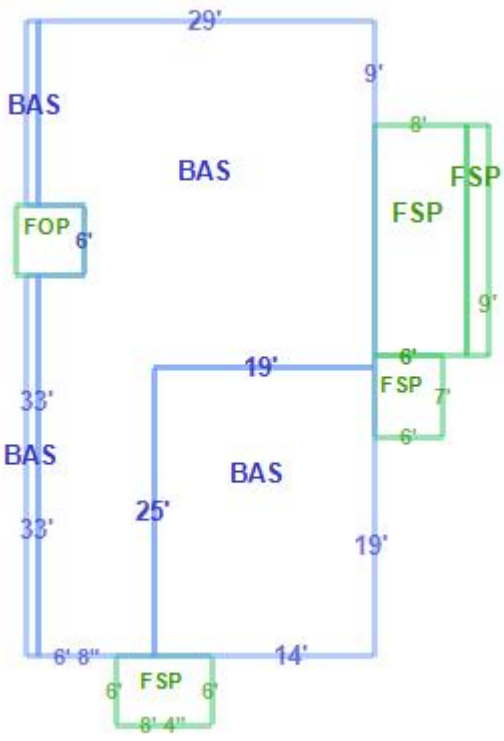
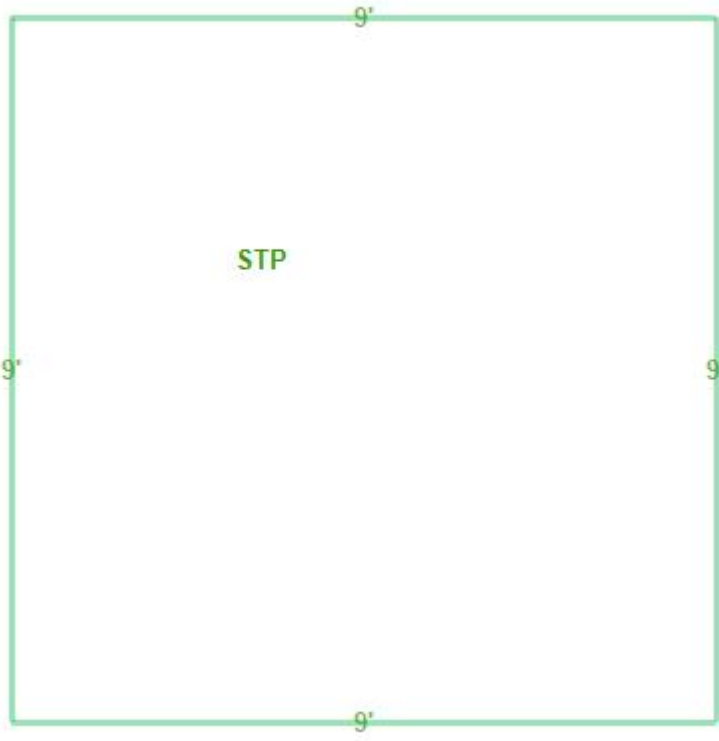
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Building Front Photo



Photo Date: July of 2015

Building Footprint



SOUTH TRAIL FIRE / 047		
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
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
SOUTH TRAIL FIRE DISTRICT / 085	Independent District	SOUTH TRAIL FIRE DISTRICT 5531 HALIFAX AVE FORT MYERS FL 33912
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
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
369,500.00	06/02/2015	2015000145598 Sales Questionnaire Complete	01		I
135,000.00	12/01/1991	2268/2930	06		I
33,000.00	03/01/1989	2059/501	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 **786** and **163** 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

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Permit Number	Permit Type	Date
FNC2006-01822	Fence	08/22/2006
ROF2006-05644	Roof	08/22/2006
RES198912144	Building New Construction	11/09/1989

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](#).

Solid Waste (Garbage) Roll Data

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Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
002 - Service Area 2	R - Residential Category		1	294.52
	Collection Days			
Garbage	Recycling			Horticulture
Tuesday	Tuesday			Tuesday

Flood and Storm Information

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Community	Flood Insurance Panel	Find my flood zone Version	Date	Evacuation Zone
071C	0419	G	11/17/2022	A

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