Property Data

STRAP: 07-46-25-05-00000.0090 Folio ID: 10262991

Tax Roll Value Letter 2025

Generated on 5/8/2026 9:20 AM

Owner Of Record - Tenants by Entirety
[Change Mailing Address]

GODFREY CHRISTOPHER D &
GODFREY HALEY
5100 HARBORAGE DR
FORT MYERS FL 33908

Site Address

Site Address maintained by E911 Program Addressing

5100 HARBORAGE DR
FORT MYERS FL 33908

Property Description
Do not use for legal documents!

HARBORAGE SUBD PB 38 PG 6 LOT 9

View Recorded Plat at LeeClerk.org - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 38 and 6 for the book and page numbers.

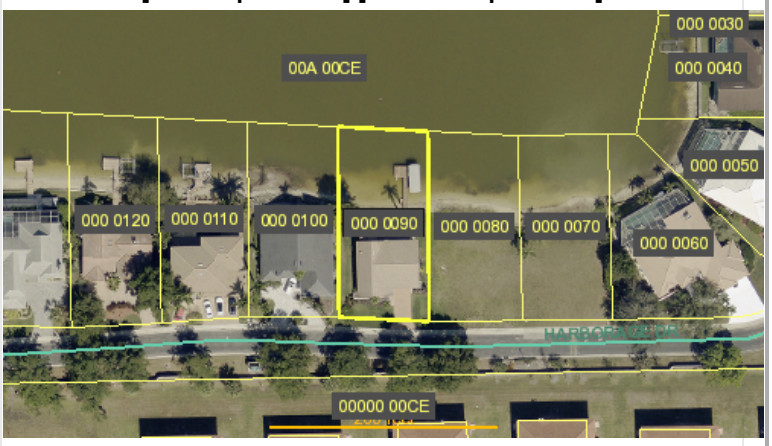
Attributes and Location Details

Total Bedrooms / Bathrooms	3 / 3.0
Gross Living Area	1,982
1st Year Building on Tax Roll	1987
Historic Designation	No

Township	Range	Section	Block Lot
46	25E	07	00000 0090
Municipality	**Latitude**	**Longitude**	
Lee County Unincorporated - 0	26.479	-81.84176	

View Parcel on Google Maps

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



Photo Date May of 2023 **View other photos**

Last Inspection Date: 05/12/2023

Property Values / Exemptions / TRIM Notices

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Exemption	Amount
Homestead Exemption	25,000.00
Additional Homestead Exemption	26,411.00

Homestead Exemption Renewal Card

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (Final Value)	370,962	237,405	370,962	270,978	50,722	0	220,256
2024 / Additional Info	2024 (Final Value)	432,097	165,552	432,097	263,341	50,000	0	213,341
2023 / Additional Info	2023 (Final Value)	674,861	193,775	674,861	235,957	50,000	0	185,957
2022 / Additional Info	2022 (Final Value)	548,670	235,000	548,670	229,084	50,000	0	179,084
2021 / Additional Info	2021 (Final Value)	322,059	180,000	322,059	218,065	50,000	0	168,065
2020 / Additional Info	2020 (Final Value)	302,805	180,000	302,805	215,054	50,000	0	165,054
2019 / Additional Info	2019 (Final Value)	306,044	180,000	306,044	210,219	50,000	0	160,219
2018 / Additional Info	2018 (Final Value)	309,282	180,000	309,282	206,299	50,000	0	156,299
2017 / Additional Info	2017 (Final Value)	282,609	215,000	282,609	202,056	50,000	0	152,056
2016	2016 (Final Value)	302,255	215,000	302,255	197,900	50,000	0	147,900
2015	2015 (Final Value)	202,991	115,000	202,991	191,617	50,000	0	141,617
2014	2014 (Final Value)	190,096	110,000	190,096	190,096	50,000	0	140,096
2013	2013 (Final Value)	209,392	110,000	209,392	202,769	50,000	0	152,769
2012	2012 (Final Value)	199,380	27,779	199,380	199,380	50,000	0	149,380
2011	2011 (Final Value)	185,874	100,000	185,874	185,874	0	0	185,874
2010	2010 (Final Value)	241,035	100,000	241,035	241,035	0	0	241,035
	2009 (Final Value)	310,800	150,000	310,800	310,800	0	0	310,800
	2008 (Final Value)	377,970	199,930	377,970	377,970	0	0	377,970
	2007 (Final Value)	476,350	279,930	0	476,350	0	0	476,350
	2006 (Final Value)	540,690	279,930	0	540,690	0	0	540,690
	2005 (Final Value)	384,560	223,300	0	384,560	0	0	384,560
	2004 (Final Value)	345,030	164,300	0	345,030	0	0	345,030

	2003 (Final Value)	256,850	137,220	0	256,850	0	0	256,850
	2002 (Final Value)	238,580	116,810	0	238,580	0	0	238,580
	2001 (Final Value)	216,430	95,810	0	216,430	0	0	216,430
	2000 (Final Value)	203,630	84,560	0	203,630	0	0	203,630
	1999 (Final Value)	183,110	72,110	0	183,110	0	0	183,110
	1998 (Final Value)	181,340	72,260	0	181,340	0	0	181,340
	1997 (Final Value)	178,440	72,480	0	178,440	0	0	178,440
	1996 (Final Value)	199,780	72,630	0	199,780	0	0	199,780
	1995 (Final Value)	189,230	64,790	0	189,230	0	0	189,230
	1994 (Final Value)	184,420	64,940	0	184,420	0	0	184,420
	1993 (Final Value)	185,350	58,540	0	185,350	0	0	185,350
	1992 (Final Value)	147,880	56,180	0	147,880	0	0	147,880

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 5/7/2026)

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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
130	Single Family Residential, Lake	1.00	Lot

Land Features

Description	Year Added	Units
IRRIGATION SYSTEM LAWN	1987	1
SEAWALL - CONCRETE	2015	78
PIER - RESIDENTIAL	2023	230

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
101 - Split Level	1 - SINGLE FAMILY RESIDENTIAL	1.0	1

Bedrooms	Bathrooms	Year Built	Effective Year Built
3	3.0	1987	1993

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,982
FLG - FINISHED LOWER GARAGE	N	1,110
FOP - FINISHED OPEN PORCH	N	78
LCP - LOWER CARPORT / OPEN PORCH	N	307
STP - STOOP	N	247
STP - STOOP	N	60

Building Features

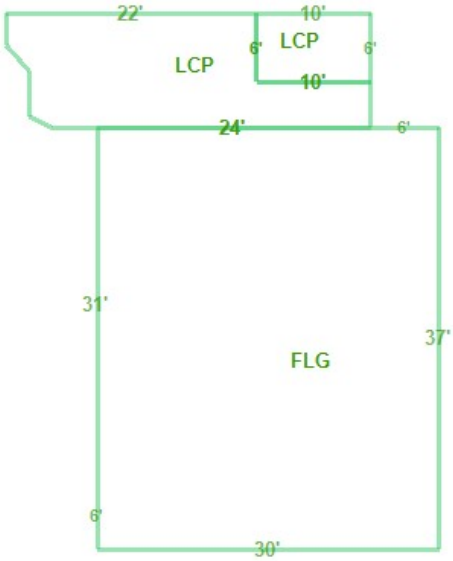
Description	Year Added	Units
FIREPLACE - TYPE B	1987	1
PATIO - BRICK AND TILE	2017	110

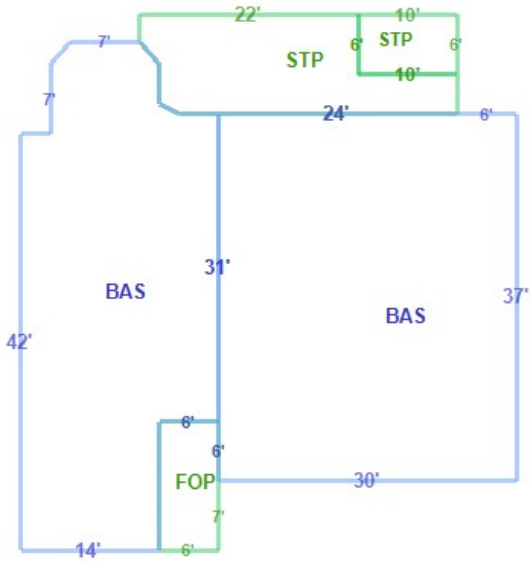
Building Front Photo



Photo Date: May of 2023

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
130	Single Family Residential, Lake	1.00	Lot

Land Features

Description	Year Added	Units
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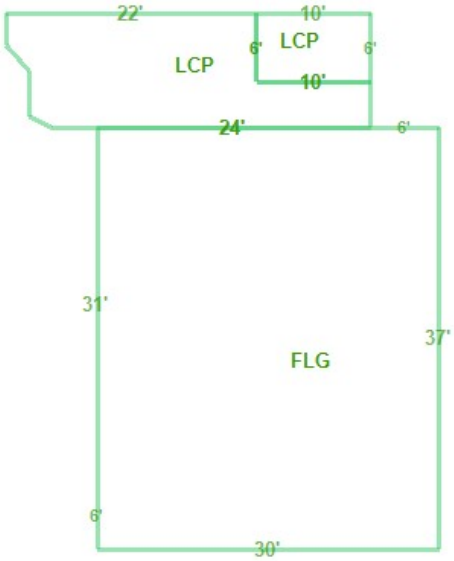
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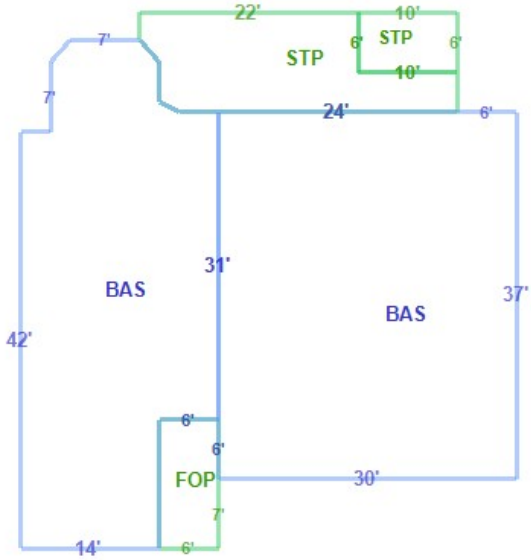
Building Front Photo



Photo Date: May of 2023

Building Footprint





Taxing Authorities

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SAN CARLOS FIRE / 071

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 OFFICE OF MGMT & BUDGET

LEE CO UNINCORPORATED MSTU / 020	Dependent District	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
SAN CARLOS PARK FIRE DISTRICT / 077	Independent District	SAN CARLOS PARK FIRE DISTRICT 19591 BEN HILL GRIFFIN PKWY FORT MYERS FL 33913-8989
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
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

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Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
288,000.00	06/30/2011	2011000162916 Sales Questionnaire Complete	01		I
310,000.00	09/14/2009	2009000263538	01		I
215,000.00	04/01/1993	2383/1715	06		I
182,000.00	08/01/1988	2015/2750	06		I

View Recorded Plat at LeeClerk.org

Use the above link to do a search on the Lee County Clerk of Courts website, using **38** and **6** for the book and page numbers

and **Plats Book** for the book type.

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Building / Construction Permit Data

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Permit Number	Permit Type	Date
RES2022-01303	Building Remodel / Repair	04/05/2022
ROF2007-01067	Roof	04/19/2007
199207719	Boathouse, Dock & Shoreline	09/14/1992
611582	Residential	11/13/1986

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
07-46-25-00-00010.0000	10262594	Combined (With another parcel-Delete Occurs)	N/A

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	348.75

Flood and Storm Information

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Flood Insurance		Find my flood zone		
Community	Panel	Version	Date	Evacuation Zone
071C	0577	H	11/17/2022	A

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