Lee County Tax Collector

Noelle Branning

2025 Real Estate Tax Notice

Ad Valorem Taxes and Non-Ad Valorem Assessments for Lee County, Florida

Account Number:
25-43-23-C4-02303.0190
Alternate Key:
2100459854
Millage Code:
057

Site Address/Legal Description:
2701 NE 1ST PL
CAPE CORAL UNIT 36 BLK 2303 PB 16 PG 122
LOTS 19 + 20

Exemptions/Values

Market Value	255,285
Assessed Value	255,285
Taxable Value	255,285

★ **See message below.**

2701 NE 1ST PL LLC
2701 NE 1ST PL
CAPE CORAL, FL 33909

SCAN THIS CODE to pay online
or visit
LeeTC.com/pay-online

Paid 11/25/2025 EEX-00-04072580 $4,818.36

Ad Valorem Taxes Levying Authority	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	255,285	0	255,285	960.46
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	255,285	0	255,285	573.88
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0710	255,285	0	255,285	783.98
CITY OF CAPE CORAL	239-574-0497	5.1471	255,285	0	255,285	1,313.98
LEE COUNTY ALL HAZARDS - MSTU	239-533-2221	0.0693	255,285	0	255,285	17.69
LEE COUNTY LIBRARY FUND	239-533-2221	0.4218	255,285	0	255,285	107.68
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	255,285	0	255,285	24.20
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	255,285	0	255,285	8.35
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	255,285	0	255,285	26.19
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0192	255,285	0	255,285	4.90
LEE COUNTY MOSQUITO CONTROL	239-694-2174	0.2116	255,285	0	255,285	54.02
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	255,285	0	255,285	10.06
CITY OF CAPE CORAL PARKS VOTED DEBT SVC	239-574-0497	0.1608	255,285	0	255,285	41.05

KEEP FOR YOUR RECORDS

Non-Ad Valorem Assessments Levying Authority	Telephone	Rate	Basis	Amount
CITY OF CAPE CORAL FIRE SERVICE ASSESSMENT	239-574-7722		ACTL LEVY	515.88
CITY OF CAPE CORAL SOLID WASTE ASSESSMENT	239-574-7722		ACTL LEVY	384.25
CITY OF CAPE CORAL STORMWATER ANNUAL	239-574-7722		ACTL LEVY	156.00
LEE COUNTY SOLID WASTE ASSESSMENT	239-533-8000		ACTL LEVY	36.56

2025 **Combined Total Ad Valorem and Non-Ad Valorem:** $5,019.13

2025 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

Return with payment

If Received By:	Amount Due:
☐ Nov 30, 2025	$0.00

Phone/Email Contact: _____

For payment options and instructions, refer to the back of this notice.

Paid 11/25/2025 EEX-00-04072580 $4,818.36

Account: 25-43-23-C4-02303.0190
Site Address: 2701 NE 1ST PL
Alternate Key: 2100459854

★ If the address below is not correct, **visit LeePA.org** to update your address.

2701 NE 1ST PL LLC
2701 NE 1ST PL
CAPE CORAL, FL 33909

Make check payable to:
LEE COUNTY TAX COLLECTOR
PO BOX 1609
FORT MYERS , FL 33902-1609

Lee County Tax Collector

IMPORTANT INSTRUCTIONS AND INFORMATION - PLEASE READ

Ad Valorem Taxes cover the period January 1 through December 31 of the tax year indicated on the front of this notice. Tax notices are mailed on or about November 1 and become delinquent April 1. Failure to receive a tax notice does not extend discounts or excuse taxpayers' responsibilities to pay taxes and applicable penalties for late payments. Installment tax notices are mailed in June, September, December and March. Installment payment discounts are: June (6%), September (4.5%) and December (3%).

Governmental Office Responsibilities

Lee County Tax Collector

The Tax Collector prints, mails, and collects payments based on the tax rolls certified by the Property Appraiser and Levying Authorities.

Contact the Tax Collector to:

- Pay your current or delinquent property taxes
- Learn about Partial Payment, Installment Payment, and Homestead Tax Deferral plans
- Print your tax bills and receipts

Phone: 239-533-6000 • Website: **LeeTC.com**

Lee County Property Appraiser

The Property Appraiser values properties and prepares and certifies the tax roll. This includes assessed values, exemptions, legal descriptions, owner(s) and mailing address.

Contact the Property Appraiser to:

- Ask questions about the assessed value or exemption of your property
- Change your mailing address
- File or check on Homestead and other exemptions

Phone: 239-533-6100 • Website: **LeePA.org**

Lee County Levying Authorities

Lee County Levying Authorities establish millage rates and assessments based on revenue needed for operating expenses.

Call your Levying Authority with direct questions regarding services provided or rates charged.

A list of Levying Authorities and phone numbers may appear on the front of this notice or can be found on your property tax bill. Visit **LeeTC.com/property-taxes** for instructions on viewing your bill.

Payment Options

Pay Online: LeeTC.com/pay-online

Kiosk: Payment kiosks are located in all service centers: LeeTC.com/locations

Mail: PO Box 1609, Ft Myers, FL 33902-1609 (check or money order)

Phone: (239) 533-6000

In Person: visit LeeTC.com to make an appointment

eChecks, checks, cash and money orders are FREE. All other payment types are subject to a convenience fee. The Tax Collector does not keep any portion of these fees.

Note: If using your bank's online bill pay, make sure you allow for processing time so payment arrives by the received date listed on the front of this notice.

Discounts

The amounts indicated on the front of this notice represent the total taxes and assessments due (if applicable) less discounts allowed for early payment. When the discount period ends on a weekend or holiday, the discount is extended to the next business day. Taxes are due by March 31 of each year.

- 4% if paid in **NOVEMBER**
- 3% if paid in **DECEMBER**
- 2% if paid in **JANUARY**
- 1% if paid in **FEBRUARY**

Property Sold: forward this notice to the new owner(s).

Confirm Payment and Print Receipt

Confirm receipt of your payment online at our official website LeeTC.com. Your taxes are not considered paid until your payment clears our bank and is applied to your tax account.

You can print a receipt in three easy steps:

1. Visit LeeTC.com/pay-online and click property taxes.
2. Enter your name or address in the search field and select your record.
3. Find your annual bill, then click Print (PDF) for a receipt.

Delinquent Taxes

eChecks, personal checks, and business checks are not acceptable forms of payment for delinquent taxes. The amount due is determined by the date payment is received in our office. Failure to pay delinquent taxes could result in the loss of your property. On April 1 the following charges are imposed by Florida Law:

Real Estate: 3% minimum interest and advertising costs. A tax certificate sale is held on or before June 1 resulting in additional charges.

Tangible Personal Property: 18% interest annually, cost of advertising, and fees. Tax warrants will be issued on all unpaid personal property taxes on or about June 1.

Have you met Edison?

Edison is our automated chatbot that can answer many of your questions relating to property taxes and much more. Available 24/7, you can find Edison at the bottom of our website, **LeeTC.com**.



NOTICE: Pursuant to Florida Statute 590.125(5), be advised that the Florida Forest Service may be performing prescribed burning and/or other treatments in a project area that includes your property in Lee County, Florida. These efforts are to reduce fuel loads and threat of wildfires. These projects are planned to occur from the date of this notice until the same date the following year. This service is provided at no cost to the affected landowner(s). Contact the Florida Forest Service if you have questions regarding this service at: 10941 Palm Beach Blvd., Fort Myers, FL 33905, or 239.690.8001.

Our Mission: Deliver 5-Star service through an organizational culture that values customers, team, and community.