



Property Data

STRAP: 03-45-24-04-0000D.0040 Folio ID: 10187342

[Hurricanes Helene/Milton Tax Roll Value Letter](#) [Hurricane Ian Tax Roll Value Letter](#)

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



CARSTENS PETER & DORIS  
1358 HOPEDALE DR  
FORT MYERS FL 33919

+ Site Address

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

1358 HOPEDALE DR  
FORT MYERS FL 33919

Property Description

Do not use for legal documents!



TWIN PALM ESTATES BLK D PB 6 PG 71 LOT 4

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 6 and 71 for the book and page numbers.

Attributes and Location Details

|                               |         |
|-------------------------------|---------|
| Total Bedrooms / Bathrooms    | 4 / 3.0 |
| Gross Living Area             | 3,449   |
| 1st Year Building on Tax Roll | 1958    |
| Historic Designation          | No      |

|                               |          |           |       |      |
|-------------------------------|----------|-----------|-------|------|
| Township                      | Range    | Section   | Block | Lot  |
| 45                            | 24E      | 03        | 0000D | 0040 |
| Municipality                  | Latitude | Longitude |       |      |
| Lee County Unincorporated - 0 | 26.59016 | -81.89469 |       |      |

[View Parcel on Google Maps](#)

[ Tax Map Viewer ] [ View Comparables ]



[ Pictometry Aerial Viewer ]

Image of Structure



◀ Photo Date February of 2020 ▶ ☐ View other photos

Last Inspection Date: 02/25/2020

Property Values / Exemptions / TRIM Notices

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| Exemption                      | Amount    |
|--------------------------------|-----------|
| Homestead Exemption            | 25,000.00 |
| Additional Homestead Exemption | 25,000.00 |

[2025 Homestead Exemption Renewal Card](#)

| TRIM Notices                           | Tax Year           | Just    | Land    | Market Assessed | Capped Assessed | Exemptions | Classified Use | Taxable |
|----------------------------------------|--------------------|---------|---------|-----------------|-----------------|------------|----------------|---------|
| <a href="#">2024 / Additional Info</a> | 2024 (Final Value) | 832,140 | 166,045 | 832,140         | 338,003         | 50,000     | 0              | 288,003 |
| <a href="#">2023 / Additional Info</a> | 2023 (Final Value) | 765,608 | 200,563 | 765,608         | 328,158         | 50,000     | 0              | 278,158 |
| <a href="#">2022 / Additional Info</a> | 2022 (Final Value) | 642,293 | 144,115 | 642,293         | 318,600         | 50,000     | 0              | 268,600 |
| <a href="#">2021 / Additional Info</a> | 2021 (Final Value) | 497,987 | 95,000  | 497,987         | 309,320         | 50,000     | 0              | 259,320 |

|                                        |                    |         |         |         |         |        |   |         |
|----------------------------------------|--------------------|---------|---------|---------|---------|--------|---|---------|
| <a href="#">2020 / Additional Info</a> | 2020 (Final Value) | 488,556 | 95,000  | 488,556 | 305,049 | 50,000 | 0 | 255,049 |
| <a href="#">2019 / Additional Info</a> | 2019 (Final Value) | 488,518 | 95,000  | 488,518 | 298,191 | 50,000 | 0 | 248,191 |
| <a href="#">2018 / Additional Info</a> | 2018 (Final Value) | 492,594 | 95,000  | 492,594 | 292,631 | 50,000 | 0 | 242,631 |
| <a href="#">2017 / Additional Info</a> | 2017 (Final Value) | 494,210 | 65,500  | 494,210 | 286,612 | 50,000 | 0 | 236,612 |
| <a href="#">2016</a>                   | 2016 (Final Value) | 480,658 | 65,500  | 480,658 | 280,717 | 50,000 | 0 | 230,717 |
| <a href="#">2015</a>                   | 2015 (Final Value) | 397,885 | 63,000  | 397,885 | 278,766 | 50,000 | 0 | 228,766 |
| <a href="#">2014</a>                   | 2014 (Final Value) | 381,323 | 80,000  | 381,323 | 276,554 | 50,000 | 0 | 226,554 |
| <a href="#">2013</a>                   | 2013 (Final Value) | 329,082 | 40,000  | 329,082 | 272,467 | 50,000 | 0 | 222,467 |
| <a href="#">2012</a>                   | 2012 (Final Value) | 267,912 | 48,445  | 267,912 | 267,912 | 50,000 | 0 | 217,912 |
| <a href="#">2011</a>                   | 2011 (Final Value) | 285,308 | 25,000  | 285,308 | 285,308 | 50,000 | 0 | 235,308 |
| <a href="#">2010</a>                   | 2010 (Final Value) | 126,929 | 35,000  | 126,929 | 126,929 | 0      | 0 | 126,929 |
|                                        | 2009 (Final Value) | 164,340 | 79,000  | 164,340 | 164,340 | 50,000 | 0 | 114,340 |
|                                        | 2008 (Final Value) | 224,530 | 109,000 | 224,530 | 224,530 | 50,000 | 0 | 174,530 |
|                                        | 2007 (Final Value) | 263,780 | 172,390 | 0       | 263,780 | 0      | 0 | 263,780 |
|                                        | 2006 (Final Value) | 271,310 | 182,390 | 0       | 271,310 | 0      | 0 | 271,310 |
|                                        | 2005 (Final Value) | 170,570 | 84,980  | 0       | 96,400  | 25,000 | 0 | 71,400  |
|                                        | 2004 (Final Value) | 135,270 | 39,010  | 0       | 93,590  | 25,000 | 0 | 68,590  |
|                                        | 2003 (Final Value) | 132,180 | 35,920  | 0       | 91,850  | 25,000 | 0 | 66,850  |
|                                        | 2002 (Final Value) | 110,250 | 33,990  | 0       | 89,690  | 25,000 | 0 | 64,690  |
|                                        | 2001 (Final Value) | 100,040 | 30,900  | 0       | 88,280  | 25,000 | 0 | 63,280  |
|                                        | 2000 (Final Value) | 91,530  | 30,900  | 0       | 85,710  | 25,000 | 0 | 60,710  |
|                                        | 1999 (Final Value) | 90,050  | 30,900  | 0       | 83,460  | 25,000 | 0 | 58,460  |
|                                        | 1998 (Final Value) | 90,980  | 30,900  | 0       | 82,150  | 25,000 | 0 | 57,150  |
|                                        | 1997 (Final Value) | 80,780  | 27,040  | 0       | 80,780  | 25,000 | 0 | 55,780  |
|                                        | 1996 (Final Value) | 81,600  | 27,920  | 0       | 81,600  | 25,000 | 0 | 56,600  |
|                                        | 1995 (Final Value) | 86,580  | 28,090  | 0       | 84,750  | 25,000 | 0 | 59,750  |
|                                        | 1994 (Final Value) | 81,500  | 27,040  | 0       | 81,500  | 0      | 0 | 81,500  |
|                                        | 1993 (Final Value) | 76,390  | 27,040  | 0       | 76,390  | 0      | 0 | 76,390  |
|                                        | 1992 (Final Value) | 76,870  | 27,040  | 0       | 76,870  | 0      | 0 | 76,870  |

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 3/27/2025)

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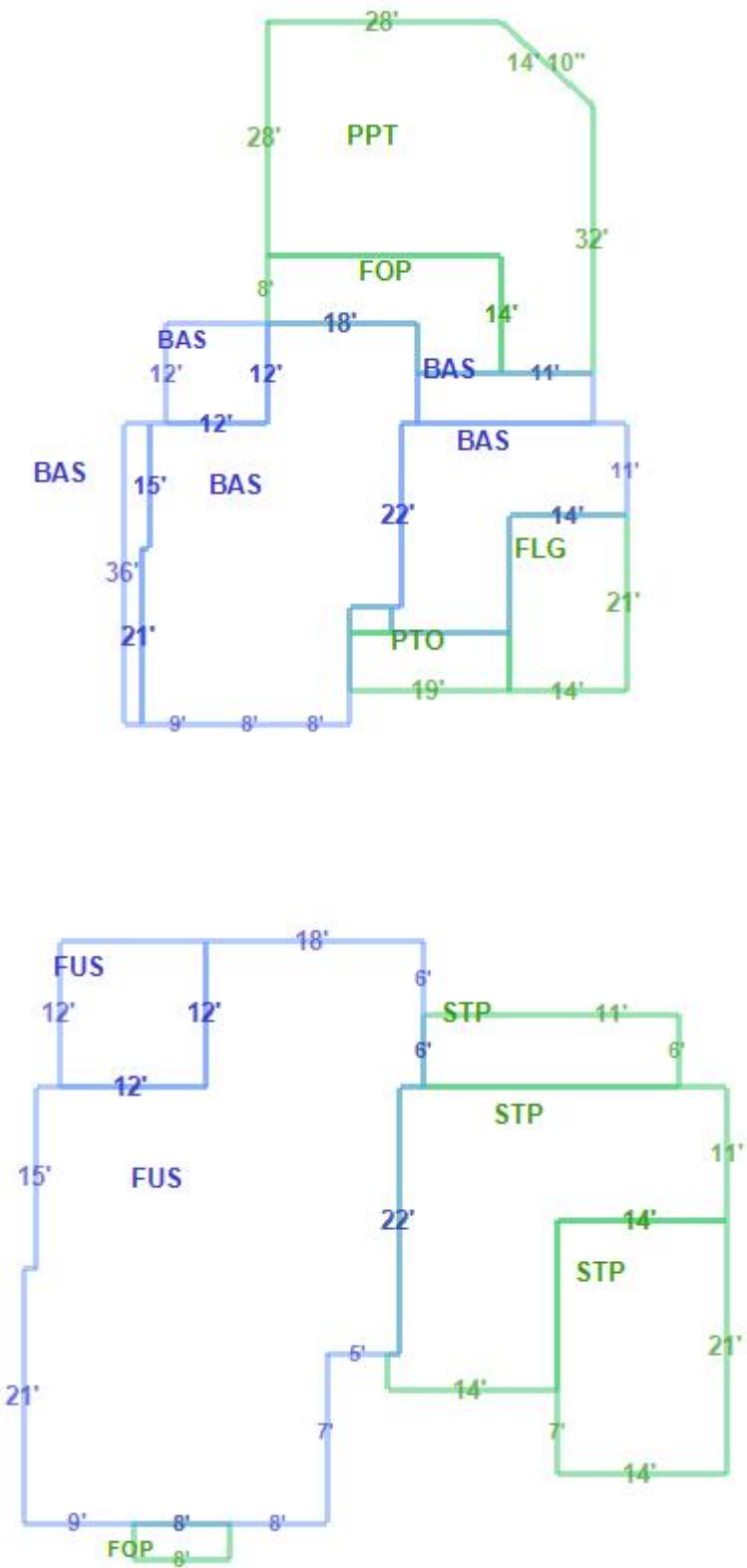
| Land                        |                               |                    |                      |
|-----------------------------|-------------------------------|--------------------|----------------------|
| Land Tracts                 |                               |                    |                      |
| Use Code                    | Use Code Description          | Number of Units    | Unit of Measure      |
| 100                         | Single Family Residential     | 1.00               | Lot                  |
| Land Features               |                               |                    |                      |
| Description                 |                               | Year Added         | Units                |
| FENCE - WOOD - SOLID BOARD  |                               | 1994               | 780                  |
| Buildings                   |                               |                    |                      |
| Building 1 of 1             |                               |                    |                      |
| Building Characteristics    |                               |                    |                      |
| Improvement Type            | Model Type                    | Stories            | Living Units         |
| 100 - Colonial              | 1 - SINGLE FAMILY RESIDENTIAL | 2.0                | 1                    |
| Bedrooms                    | Bathrooms                     | Year Built         | Effective Year Built |
| 4                           | 3.0                           | 1958               | 2001                 |
| Building Subareas           |                               |                    |                      |
| Description                 |                               | Heated / Under Air | Area (Sq Ft)         |
| BAS - BASE                  |                               | Y                  | 1,802                |
| BAS - BASE                  |                               | Y                  | 270                  |
| FLG - FINISHED LOWER GARAGE |                               | N                  | 294                  |
| FOP - FINISHED OPEN PORCH   |                               | N                  | 15                   |
| FOP - FINISHED OPEN PORCH   |                               | N                  | 284                  |
| FOP - FINISHED OPEN PORCH   |                               | N                  | 24                   |
| FUS - FINISHED UPPER STORY  |                               | Y                  | 1,377                |
| PPT - POOL PATIO            |                               | N                  | 1,191                |
| PTO - PATIO                 |                               | N                  | 133                  |
| STP - STOOP                 |                               | N                  | 902                  |
| Building Features           |                               |                    |                      |
| Description                 |                               | Year Added         | Units                |
| FIREPLACE - TYPE A          |                               | 1958               | 1                    |
| POOL - RESIDENTIAL          |                               | 1973               | 370                  |
| PATIO - CONCRETE            |                               | 1973               | 821                  |
| SHED - FRAME W/FLOOR        |                               | 1985               | 80                   |
| XTRA/ADDITIONAL A/C UNITS   |                               | 2010               | 1                    |

Building Front Photo



Photo Date: February of 2020

Building Footprint



 **Property Details (2024 Tax Roll)** 

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Land

Land Tracts

| Use Code | Use Code Description      | Number of Units | Unit of Measure |
|----------|---------------------------|-----------------|-----------------|
| 100      | Single Family Residential | 1.00            | Lot             |

Land Features

| Description                | Year Added | Units |
|----------------------------|------------|-------|
| FENCE - WOOD - SOLID BOARD | 1994       | 780   |

Buildings

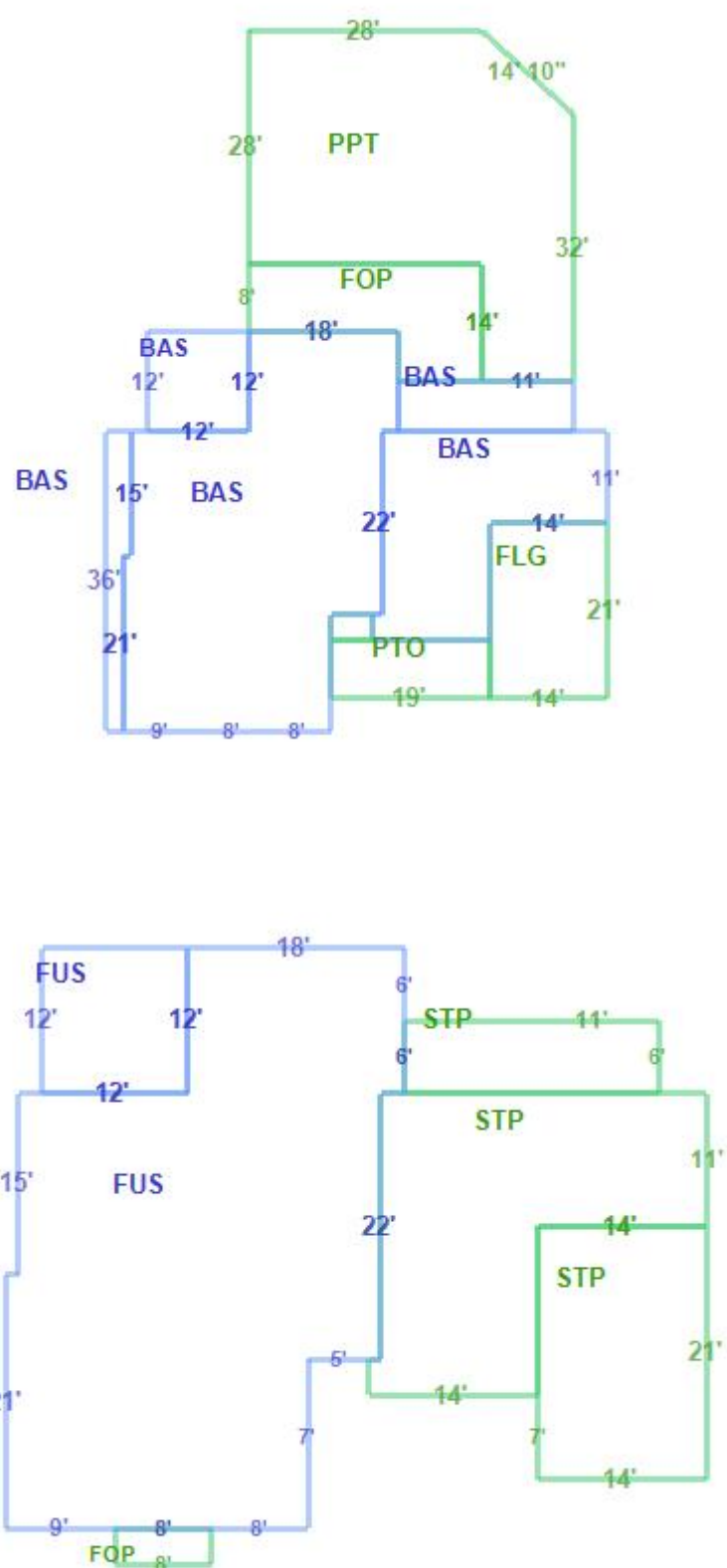
Building 1 of 1

Building Characteristics

| Improvement Type  | Model Type                    | Stories            | Living Units         |
|-------------------|-------------------------------|--------------------|----------------------|
| 100 - Colonial    | 1 - SINGLE FAMILY RESIDENTIAL | 2.0                | 1                    |
| Bedrooms          | Bathrooms                     | Year Built         | Effective Year Built |
| 4                 | 3.0                           | 1958               | 2001                 |
| Building Subareas |                               |                    |                      |
| Description       |                               | Heated / Under Air | Area (Sq Ft)         |

| Building Features         |            |       |
|---------------------------|------------|-------|
| Description               | Year Added | Units |
| FIREPLACE - TYPE A        | 1958       | 1     |
| POOL - RESIDENTIAL        | 1973       | 370   |
| PATIO - CONCRETE          | 1973       | 821   |
| SHED - FRAME W/FLOOR      | 1985       | 80    |
| XTRA/ADDITIONAL A/C UNITS | 2010       | 1     |

## Building Footprint



A diagram of a complex polygon with blue and green sides. The blue sides form a large outer boundary, and the green sides form an inner boundary. Interior angles are labeled: FUS (blue), STP (green), and FQP (green). The sides are labeled with their lengths in feet (').

| Side Color | Length (ft) |
|------------|-------------|
| Blue       | 12'         |
| Blue       | 18'         |
| Blue       | 6'          |
| Blue       | 11'         |
| Blue       | 22'         |
| Blue       | 5'          |
| Blue       | 7'          |
| Blue       | 8'          |
| Blue       | 8'          |
| Blue       | 9'          |
| Blue       | 21'         |
| Blue       | 15'         |
| Blue       | 12'         |
| Green      | 14'         |
| Green      | 11'         |
| Green      | 6'          |
| Green      | 14'         |
| Green      | 21'         |
| Green      | 14'         |
| Green      | 7'          |
| Green      | 14'         |
| Green      | 8'          |

| <div><div></div><div><b><u>Taxing Authorities</u></b></div><div>Generated on 3/28/2025 6:40 AM</div></div> |                      |                                                                                           |
|------------------------------------------------------------------------------------------------------------|----------------------|-------------------------------------------------------------------------------------------|
| IONA MCGREGOR FIRE / 068                                                                                   |                      |                                                                                           |
| Name / Code                                                                                                | Category             | Mailing Address                                                                           |
| LEE CO GENERAL REVENUE / 044                                                                               | County               | LEE COUNTY OFFICE OF MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398              |
| LEE CO ALL HAZARDS PROTECTION DIST / 101                                                                   | Dependent District   | LEE COUNTY OFFICE OF MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398              |
| LEE CO UNINCORPORATED MSTU / 020                                                                           | Dependent District   | LEE COUNTY OFFICE OF MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398              |
| LEE COUNTY LIBRARY DIST / 052                                                                              | Dependent District   | LEE COUNTY OFFICE OF MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398              |
| IONA MCGREGOR FIRE DISTRICT / 050                                                                          | Independent District | IONA MCGREGOR FIRE DISTRICT<br>6061 S POINTE BLVD<br>FORT MYERS FL 33919                  |
| LEE CO HYACINTH CONTROL DIST / 051                                                                         | Independent District | LEE CO HYACINTH CONTROL DIST<br>15191 HOMESTEAD RD<br>LEHIGH ACRES FL 33971               |
| LEE CO MOSQUITO CONTROL DIST / 053                                                                         | Independent District | LEE CO MOSQUITO CONTROL DIST<br>15191 HOMESTEAD RD<br>LEHIGH ACRES FL 33971               |
| WEST COAST INLAND NAVIGATION DIST / 098                                                                    | Independent District | WEST COAST INLAND NAVIGATION DIST<br>200 MIAMI AVE E<br>VENICE FL 34285-2408              |
| PUBLIC SCHOOL - BY LOCAL BOARD / 012                                                                       | Public Schools       | LEE COUNTY SCHOOL BOARD<br>BUDGET DEPARTMENT<br>2855 COLONIAL BLVD<br>FORT MYERS FL 33966 |
| PUBLIC SCHOOL - BY STATE LAW / 013                                                                         | Public Schools       | LEE COUNTY SCHOOL BOARD<br>BUDGET DEPARTMENT<br>2855 COLONIAL BLVD<br>FORT MYERS FL 33966 |
| GREEN CORRIDOR PACE / 363                                                                                  | Special District     |                                                                                           |
| SFWMD-DISTRICT-WIDE / 110                                                                                  | Water District       | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |
| SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084                                                                | Water District       | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |
| SFWMD-OKEECHOBEE BASIN / 308                                                                               | Water District       | SFWMD<br>3301 GUN CLUB RD<br>WEST PALM BEACH FL 33406                                     |

| <div><div></div><div><b><u>Sales / Transactions</u></b></div><div>Generated on 3/28/2025 6:40 AM</div></div> |            |                                                               |                    |       |                     |
|--------------------------------------------------------------------------------------------------------------|------------|---------------------------------------------------------------|--------------------|-------|---------------------|
| Sale Price                                                                                                   | Date       | Clerk<br>File Number                                          | Type               | Notes | Vacant/<br>Improved |
| 302,000.00                                                                                                   | 08/10/2010 | <a href="#">2010000206479</a><br>Sales Questionnaire Complete | <a href="#">01</a> |       | I                   |
| 168,000.00                                                                                                   | 11/24/2009 | <a href="#">2009000325233</a>                                 | <a href="#">11</a> |       | I                   |
| 309,000.00                                                                                                   | 04/08/2005 | <a href="#">4673/2894</a>                                     | <a href="#">06</a> |       | I                   |
| 95,000.00                                                                                                    | 04/01/1994 | <a href="#">2495/1140</a>                                     | <a href="#">06</a> |       | I                   |

| Building / Construction Permit Data                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                   |            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------|
| Generated on 3/28/2025 6:40 AM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   |            |
| Permit Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Permit Type       | Date       |
| <a href="#">ROF2019-00918</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Roof              | 02/18/2019 |
| <a href="#">RES2005-12070</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Building Addition | 08/31/2005 |
| <p><b>IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.</b></p> <p>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.</p> <p>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.</p> <p>Full, accurate, active and valid permit information for parcels can only be obtained from the <a href="#">appropriate permit issuing agency</a>.</p> |                   |            |

| Solid Waste (Garbage) Roll Data |                          |          |              |            |
|---------------------------------|--------------------------|----------|--------------|------------|
| Generated on 3/28/2025 6:40 AM  |                          |          |              |            |
| Solid Waste District            | Roll Type                | Category | Unit / Area  | Tax Amount |
| 002 - Service Area 2            | R - Residential Category |          | 1            | 312.03     |
| Collection Days                 |                          |          |              |            |
| Garbage                         | Recycling                |          | Horticulture |            |
| Tuesday                         | Tuesday                  |          | Tuesday      |            |

| Flood and Storm Information    |       |                    |            |                 |
|--------------------------------|-------|--------------------|------------|-----------------|
| Generated on 3/28/2025 6:40 AM |       |                    |            |                 |
| Flood Insurance                |       | Find my flood zone |            | Evacuation Zone |
| Community                      | Panel | Version            | Date       |                 |
| 071C                           | 0409  | G                  | 11/17/2022 | A               |