



Lee County Tax Collector

Noelle Branning

Account Number:
28-43-23-C1-05109.0290
Alternate Key:
2100506153
Millage Code:
057

Site Address/Legal Description:
2722 NW 22ND PL
CAPE CORAL UNIT 80 BLK 5109 PB 22 PG 148
LOTS 29 + 30



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

2021 Real Estate Tax Notice

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

Exemptions/Values

Market Value 8,400
Assessed Value 8,400
Taxable Value 7,073

★ See message below.

JHS BUILDERS LLC
6330 TECHSTER BLVD
FORT MYERS, FL 33966

Paid 03/02/2022 INT-00-00009625 \$485.69

Ad Valorem Taxes Levying Authority

LEE COUNTY GENERAL REVENUE
PUBLIC SCHOOL - BY LOCAL BOARD
PUBLIC SCHOOL - BY STATE LAW
CITY OF CAPE CORAL
LEE COUNTY ALL HAZARDS - MSTU
LEE COUNTY LIBRARY FUND
CITY OF CAPE CORAL SOLID WASTE-MSTU
SFL WATER MGMT-DISTRICT LEVY
SFL WATER MGMT-EVERGLADE CONST
SFL WATER MGMT-OKEECHOBEE LEVY
LEE COUNTY HYACINTH CONTROL
LEE COUNTY MOSQUITO CONTROL
WEST COAST INLAND NAVIGATION DISTRICT
CITY OF CAPE CORAL PARKS VOTED DEBT SVC

Telephone

239-533-2221
239-337-8215
239-337-8215
239-574-0497
239-533-2221
239-533-2221
239-533-2221
561-686-8800
561-686-8800
561-686-8800
239-694-2174
239-694-2174
941-485-9402
239-574-0497

Mill Rate

3.8623
2.2480
3.6430
6.2500
0.0693
0.4714
0.1791
0.1061
0.0365
0.1146
0.0235
0.2439
0.0394
0.0471

Assessed

7,073
8,400
8,400
7,073
7,073
7,073
7,073
7,073
7,073
7,073
7,073
7,073
7,073
7,073

Exemption

0
0
0
0
0
0
0
0
0
0
0
0
0
0

Taxable

7,073
8,400
8,400
7,073
7,073
7,073
7,073
7,073
7,073
7,073
7,073
7,073
7,073
7,073

Amount

27.32
18.88
30.60
44.21
0.49
3.33
1.27
0.75
0.26
0.81
0.17
1.73
0.28
0.33

Non-Ad Valorem Assessments Levying Authority

CITY OF CAPE CORAL FIRE SERVICE ASSESSMENT
CITY OF CAPE CORAL LOT MOWING DISTRICT 3
CITY OF CAPE CORAL STORMWATER ANNUAL

Telephone

239-574-7722
239-574-7722
239-574-7722

Rate

Basis

ACTL LEVY
ACTL LEVY
ACTL LEVY

Amount

157.16
81.10
117.00

2021 Combined Total Ad Valorem and Non-Ad Valorem:

\$485.69

2021 Real Estate Tax Notice

PAY ONLY ONE AMOUNT

If Received By:

- ☐ Mar 01, 2022
☐
☐
☐
☐

Amount Due:

\$0.00

Phone/Email Contact: _____

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

Account: 28-43-23-C1-05109.0290

Site Address: 2722 NW 22ND PL

Alternate Key: 2100506153

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

JHS BUILDERS LLC
6330 TECHSTER BLVD
FORT MYERS, FL 33966

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

Paid 03/02/2022 INT-00-00009625 \$485.69

Return with payment





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

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.

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.

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).

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.

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.

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 quickly and efficiently through an organizational culture that values customers, team, and community.