



# Lee County Tax Collector

Noelle Branning

## 2024 Real Estate Tax Notice

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

Account Number:  
19-45-27-L1-58213.0040  
Alternate Key:  
2100384837  
Millage Code:  
048

Site Address/Legal Description:  
822 UNGER AVE  
MIRROR LAKES UNIT 58 BLK 213 PB 27 PG 145  
LOT 4



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

Exemptions/Values	
Market Value	243,825
Assessed Value	105,605
Taxable Value	105,605
Homestead Exemption	25,000
Additional Homestead Exemption	25,000

★ See message below.

MAHMOUD KAMAL & YOUNIS WAFAA  
822 UNGER AVE  
FORT MYERS, FL 33913

### Ad Valorem Taxes Levying Authority

	Telephone	Mill Rate	Assessed	Exemption	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239-533-2221	3.7623	105,605	50,000	55,605	209.20
PUBLIC SCHOOL - BY LOCAL BOARD	239-337-8215	2.2480	105,605	25,000	80,605	181.20
PUBLIC SCHOOL - BY STATE LAW	239-337-8215	3.0380	105,605	25,000	80,605	244.88
LEE COUNTY ALL HAZARDS - MSTU	239-533-2221	0.0693	105,605	50,000	55,605	3.85
LEE COUNTY UNINCORPORATED - MSTU	239-533-2221	0.8398	105,605	50,000	55,605	46.70
LEE COUNTY LIBRARY FUND	239-533-2221	0.4361	105,605	50,000	55,605	24.25
LEHIGH ACRES STREET LIGHT - MSTU	239-533-2308	0.7460	105,605	50,000	55,605	41.48
SFL WATER MGMT-DISTRICT LEVY	561-686-8800	0.0948	105,605	50,000	55,605	5.27
SFL WATER MGMT-EVERGLADE CONST	561-686-8800	0.0327	105,605	50,000	55,605	1.82
SFL WATER MGMT-OKEECHOBEE LEVY	561-686-8800	0.1026	105,605	50,000	55,605	5.71
LEE COUNTY HYACINTH CONTROL	239-694-2174	0.0200	105,605	50,000	55,605	1.11
LEE COUNTY MOSQUITO CONTROL	239-694-2174	0.2200	105,605	50,000	55,605	12.23
WEST COAST INLAND NAVIGATION DISTRICT	941-485-9402	0.0394	105,605	50,000	55,605	2.19

### Non-Ad Valorem Assessments Levying Authority

	Telephone	Rate	Basis	Amount
LEE COUNTY SOLID WASTE ASSESSMENT	239-533-8000		ACTL LEVY	327.20
LEHIGH ACRES FIRE CONTROL AND RESCUE DISTRICT	239-303-5300		ACTL LEVY	481.09
LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DIST	239-368-0044	@ 172.4800	PER ACRE	44.84

2024 Combined Total Ad Valorem and Non-Ad Valorem:

\$1,633.02

## 2024 Real Estate Tax Notice

### PAY ONLY ONE AMOUNT

#### If Received By:

- ☐ Cert #2524864
- ☐ If Received By
- ☐ Jul 31, 2025
- ☐ Aug 29, 2025
- ☐ Sep 30, 2025

#### Amount Due:

Bidder #502900  
Please Pay  
\$1,887.65  
\$1,887.65  
\$1,887.65

Phone/Email Contact: \_\_\_\_\_

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

Account: 19-45-27-L1-58213.0040

Site Address: 822 UNGER AVE

Alternate Key: 2100384837

★ If the address below is not correct, visit [LeePA.org](http://LeePA.org) to update your address.

MAHMOUD KAMAL & YOUNIS WAFAA  
822 UNGER AVE  
FORT MYERS, FL 33913

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



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## 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](http://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](http://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](http://LeeTC.com/property-taxes) for instructions on viewing your bill.

### Payment Options



**Pay Online:** [LeeTC.com/pay-online](http://LeeTC.com/pay-online)



**Kiosk:** Payment kiosks are located in all service centers: [LeeTC.com/locations](http://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](http://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**

### 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](http://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](http://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](http://LeeTC.com).



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

**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.