



CHARLOTTE COUNTY PROPERTY APPRAISER

PAUL L. POLK, CFA, AAS, RES

Real Property Information for 412129134001 for the 2025 Tax Roll

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

Owner:

GRINDSTONE PARTNERS LLC
4309 CRAYTON RD
NAPLES, FL 34103

Ownership current through: 3/30/2025

Property Location:

Property Address: 10091 BOYLSTON ST
Property City & Zip: PORT CHARLOTTE 33981
Business Name:

General Parcel Information

Taxing District:	006
In City of Punta Gorda:	NO
Current Use:	VACANT RESIDENTIAL
Future Land Use (Comp. Plan):	Low Density Residential
Zoning Code:	RSF3.5
Market Area / Neighborhood / Subneighborhood:	02/04/00
Map Number:	3B29N
Section/Township/Range:	29-41-21
SOH Base Year:	
Waterfront:	YES

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sales code
8/23/2017	4233/1590	2549227	\$41,000	VACAN
11/16/2015	4076/1115	2432607	\$100	VAC-MULTI
3/1/2004	2413/1504	1163506	\$63,000	VACAN
1/1/1991	1143/140	1991114300140	\$17,000	VACAN
11/1/1987	951/1343	1987095101343	\$6,500	VACAN
8/1/1983	741/1266	1983074101266	\$100	VACAN

Click on the book/page or the instrument number to view transaction document images on the Clerk of the Circuit Court's web site.

Click on Qualification/Disqualification Code for a description of the code. Codes are not available prior to 2003.

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0213G	OUT	IN	8AE	12015C	Outside of CBRA Zone	120061	8 NAVD88	

*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.

For more information, please contact Building Construction Services at 941-743-1201.

2024 Certified Tax Roll Values, as of January 1, 2024

Approach	County	City	School	Other
----------	--------	------	--------	-------

Certified Just Value (<u>Just Value reflects 193.011 adjustment.</u>):	\$72,250	\$72,250	\$72,250	\$72,250
Certified Assessed Value:	\$44,123	\$44,123	\$72,250	\$44,123
Certified Taxable Value:	\$44,123	\$44,123	\$72,250	\$44,123

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PCH 085 4601 0048	0000	RSF3.5	LOT	1	0	\$85,000

*Land Value does not include 193.011 adjustment.

Land Value may be adjusted due to scrub jay habitat. You can access [the Board of County Commissioner's website](#) to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the [County's Natural Resources web site](#).

Legal Description:

Short Legal: PCH 085 4601 0048	Long Legal: PORT CHARLOTTE SEC85 BLK4601 LT48 585/259 741/1266 951/1343 1143/140 2413/1504 4076/1115 4233/1590
---	---

Data Last Updated: 4/11/2025- Printed On: 4/11/2025.