



# CHARLOTTE COUNTY PROPERTY APPRAISER

PAUL L. POLK, CFA, AAS, RES

## Real Property Information for 412126176004 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:

### Property Location:

GRINDSTONE PARTNERS LLC  
4309 CRAYTON RD  
NAPLES, FL 34103

Property Address: 10143 NEAL CT  
Property City & Zip: PORT CHARLOTTE 33981  
Business Name:

Ownership current through: 3/30/2025

### 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:	3B26N
Section/Township/Range:	26-41-21
SOH Base Year:	
Waterfront:	NO

### Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sales code
9/15/2016	<a href="#">4122/1594</a>	<a href="#">2466597</a>	\$16,500	VACANT
7/20/2006	<a href="#">3007/926</a>	<a href="#">1574982</a>	\$62,000	VACANT
3/18/2005	<a href="#">2664/1257</a>	<a href="#">1357201</a>	\$48,000	VACANT
4/1/1993	<a href="#">1277/1629</a>	<a href="#">229460</a>	\$15,000	VACANT

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)
0218G	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 (Just Value reflects 193.011 adjustment.):	\$19,975	\$19,975	\$19,975	\$19,975

Certified Assessed Value:	\$9,583	\$9,583	\$19,975	\$9,583
Certified Taxable Value:	\$9,583	\$9,583	\$19,975	\$9,583

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PCH 094 5014 0037	0000	RSF3.5	LOT	1	0	\$23,500

\*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 094 5014 0037	Long Legal: PORT CHARLOTTE SEC 94 1ST REP BLK 5014 LT 37 1277/1629 2664/1257 3007/926 OR RES3097/1738 RES3159/1443 DC4122/1592-JC AFF4122/1593 4122/1594
--------------------------------------	--

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