



CHARLOTTE COUNTY PROPERTY APPRAISER

PAUL L. POLK, CFA, AAS, RES

Property Record Information for 412128263002

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: 5/4/2025

Property Location:

Property Address: 14288 FORT MYERS AVE
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:	3B28S
Section/Township/Range:	28-41-21
SOH Base Year:	
Waterfront:	YES

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sales code
6/18/2015	3986/660	2362616	\$33,000	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)
0214G	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.):	\$67,915	\$67,915	\$67,915	\$67,915

Certified Assessed Value:	\$37,506	\$37,506	\$67,915	\$37,506
Certified Taxable Value:	\$37,506	\$37,506	\$67,915	\$37,506

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PCH 087 4559 0012	0000	RSF3.5	LOT	1	0	\$79,900

*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 087 4559 0012	Long Legal: PORT CHARLOTTE SEC87 BLK4559 LT 12 559/2180 DC3986/657-CB 3986/660
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Data Last Updated: 5/16/2025- Printed On: 5/16/2025.