



CHARLOTTE COUNTY PROPERTY APPRAISER

PAUL L. POLK, CFA, AAS, RES

Real Property Information for 412128480001 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: 10611 RIVERSIDE RD
or 14969 LYNEBURG 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	02/04/00
/ Subneighborhood:	
Map Number:	3B28S
Section/Township/Range:	28-41-21
SOH Base Year:	
Waterfront:	NO

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sales code
12/18/2018	4391/1731	2671859	\$6,000	VACAN
10/28/2005	2841/2129	1474963	\$94,500	VACAN
9/1/1997	1561/650	514277	\$31,000	VACAN
10/1/1994	1369/702	321199	\$2,500	VACAN
6/1/1986	871/1352	1986087101352	\$100	VACAN
3/1/1981	678/287	1981067800287	\$8,100	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)
0377G	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
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Certified Just Value (<u>Just Value reflects 193.011 adjustment.</u>):	\$20,400	\$20,400	\$20,400	\$20,400
Certified Assessed Value:	\$10,183	\$10,183	\$20,400	\$10,183
Certified Taxable Value:	\$10,183	\$10,183	\$20,400	\$10,183

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PCH 082 4446 0007	0000	RSF3.5	LOT	1	0	\$24,000

*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 082 4446 0007	Long Legal: PORT CHARLOTTE SEC82 BLK4446 LT 7 553-1546 678-287 871-1352 1061-1583 1143/432 1314/023 1369/7021561/650 2841/2129 4391/1731
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Data Last Updated: 4/11/2025- Printed On: 4/11/2025.