



CHARLOTTE COUNTY PROPERTY APPRAISER

PAUL L. POLK, CFA, AAS, RES

Real Property Information for 412122480014 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: 15521 ARIBE AVE
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:	3B22S
Section/Township/Range:	22-41-21
SOH Base Year:	
Waterfront:	NO

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sales code
11/28/2015	4035/1979	2401374	\$13,300	VACAN
7/20/2011	3585/1882	2031961	\$5,000	VACAN
5/1/1999	1710/1036	652098	\$1,000	VACAN
6/1/1981	673/538	1981067300538	\$2,900	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)
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.):	\$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 081 4475 0027	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 081 4475 0027	Long Legal: PORT CHARLOTTE SEC81 BLK4475 LT 27 673/538 1710/1036 3585/1882 4035/1979
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Data Last Updated: 4/11/2025- Printed On: 4/11/2025.