



CHARLOTTE COUNTY PROPERTY APPRAISER

PAUL L. POLK, CFA, AAS, RES

Real Property Information for 412115456013 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: 15723 VISCOUNT CIR
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:	3B15S
Section/Township/Range:	15-41-21
SOH Base Year:	
Waterfront:	NO

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sales code
5/31/2016	4087/960	2440950	\$23,000	VAC-MULTI
5/18/2016	4084/189	2438418	\$7,300	VACANT
8/1/2004	2534/1891	1246951	\$76,400	VAC-MULTI
6/1/2003	2252/1677	1055418	\$32,000	VAC-MULTI
5/1/2001	1897/904	814772	\$1,300	VACANT
5/1/2001	1929/288	836529	\$3,900	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 (<u>Just Value reflects 193.011 adjustment.</u>):	\$27,200	\$27,200	\$27,200	\$27,200
Certified Assessed Value:	\$16,405	\$16,405	\$27,200	\$16,405
Certified Taxable Value:	\$16,405	\$16,405	\$27,200	\$16,405

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PCH 093 4908 0028	0000	RSF3.5	LOT	1	0	\$32,000

*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 093 4908 0028	Long Legal: PORT CHARLOTTE SEC93 BLK4908 LT 28 932/1709 1327/909 1731/949 1897/904 1929/288 2252/1677 2534/1891 4084/189 4087/960
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Data Last Updated: 4/11/2025- Printed On: 4/11/2025.