



CHARLOTTE COUNTY PROPERTY APPRAISER

PAUL L. POLK, CFA, AAS, RES

Real Property Information for 412115181006 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:

CERES CONSULTING LLC
4309 CRAYTON RD
NAPLES, FL 34103

Property Address: 8111 ARLEWOOD CIR
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:	SINGLE FAMILY
Future Land Use (Comp. Plan):	Low Density Residential
Zoning Code:	RSF3.5
Market Area / Neighborhood / Subneighborhood:	02/04/00
Map Number:	3B15N
Section/Township/Range:	15-41-21
SOH Base Year:	
Waterfront:	NO

Sales Information

Date	Book/Page	Instrument Number	Selling Price	Sales code
3/27/2020	4560/1818	2801866	\$13,000	VACANT
12/1/2012	3724/1908	2148814	\$100	VAC-MULTI
10/18/2012	3724/1909	2148815	\$100	VAC-MULTI
10/15/2012	3724/1910	2148816	\$100	VAC-MULTI
10/11/2012	3724/1911	2148817	\$100	VAC-MULTI
12/1/2001	1982/2163	873850	\$7,500	VACANT
9/1/1993	1309/776	261082	\$19,300	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)
0212G	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 4973 0007	0100	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](#).

Land Improvement Information

Code	Description	Size	Year Built	Year Condition
0620	Lawn Sprinkler, Avg. (fv)	1	2024	2024
3992	Driveway, Medium (fv)	1	2024	2024

Building Information

Building Number	Description	Quality	Building Use	Year Built	Year Cond	Floors	Rooms	Bedrooms	Plumbing Fixtures	Area	A/C Area	Total Area
1	SINGLE FAMILY RES	3	0100	2024	2024	1	7	3	11	1975	1975	3091

Building Component Information

Bld #	Code	Description	Category	Area	Percent	Year Built	Year Cond	Type
1	701	Attached Garage (SF)	Garage/Carport	587	100	2024	2024	Appendage Component
1	736	Garage Finish, Attached (SF)	Garage/Carport	587	100	2024	2024	Appendage Component
1	905	Raised Slab Porch (SF) with Roof	Porch/Deck	224	100	2024	2024	Appendage Component
1	905	Raised Slab Porch (SF) with Roof	Porch/Deck	251	100	2024	2024	Appendage Component
1	905	Raised Slab Porch (SF) with Roof	Porch/Deck	54	100	2024	2024	Appendage Component
1	169	Masonry, Stucco on Block	Exterior Walls	0	100	2024	2024	Construction Component
1	208	Composition Shingle	Roofing	0	100	2024	2024	Construction Component
1	351	Warmed & Cooled Air	Heating/Cooling	0	100	2024	2024	Construction Component

1	402	Automatic Floor Cover Allowance	Floor Cover	0	100	2024	2024	Construction Component
1	601	Plumbing Fixtures (#)	Miscellaneous	1	100	2024	2024	Construction Component
1	602	Plumbing Rough-ins (#)	Miscellaneous	1	100	2024	2024	Construction Component
1	621	Slab on Grade (% or SF)	Miscellaneous	1	100	2024	2024	Construction Component
1	40048	Storm Covers (%)	Segregated Costs	0	100	2024	2024	Construction Component
1	44549	Single Family Res Water & Waste Water Service	Segregated Costs	1	100	2024	2024	Construction Component

Legal Description:

Short Legal: PCH 093 4973 0007	Long Legal: PORT CHARLOTTE SEC93 BLK4973 LT 7 1309/776 1982/2163 DC3648/1850-PST PR12-1960 OSA3721/1795 3724/1908 3724/1909 3724/1910 3724/1911 4560/1818
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Data Last Updated: 4/11/2025- Printed On: 4/11/2025.