



CHARLOTTE COUNTY PROPERTY APPRAISER

PAUL L. POLK, CFA, AAS, RES

Property Record Information for 412129134002

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: 10099 BOYLSTON ST
Property City & Zip: PORT CHARLOTTE 33981
Business Name:

Ownership current through: 9/15/2025

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:	3B29N
Section/Township/Range:	29-41-21
SOH Base Year:	
Waterfront:	YES

Sales Information

Date	Book/ Page	Instrument Number	Selling Price	Sale code
8/23/2017	4233/1592	2549228	\$41,000	VACAI
12/27/2012	3721/2063	2146625	\$680,000	VAC MULT
7/15/2005	2752/680	1418149	\$1,462,500	VACAI
7/5/2005	2752/675	1418147	\$5,000	VACAI
6/27/2005	2752/683	1418150	\$1,170,000	VACAI
6/6/2005	2752/678	1418148	\$3,217,500	VACAI
11/1/2002	2149/348	989415	\$1,650,000	VAC MULT
8/1/2002	2093/532	953340	\$8,250,000	VAC MULT
12/1/1996	1506/1472	460100	\$2,005,300	VACAI

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)
0213G	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.

2025 Preliminary Tax Roll Values, as of January 1, 2025

*Preliminary values within this box are NOT certified (final) values. Consequently, they can change periodically as records are updated. Notices of Proposed Property Taxes (TRIM Notice) are typically mailed mid-August and final values certified mid-October.

Value	County	City	School	Other
Preliminary Just Value (<u>Just Value reflects 193.011 adjustment.</u>):	\$72,250	\$72,250	\$72,250	\$72,250
Preliminary Assessed Value:	\$48,535	\$48,535	\$72,250	\$48,535
Preliminary Taxable Value:	\$48,535	\$48,535	\$72,250	\$48,535

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PCH 085 4601 0049	0000	RSF3.5	LOT	1	0	\$85,000

*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:	Long Legal:
PCH 085 4601 0049	PORT CHARLOTTE SEC85 BLK4601 LT 49 1143/432 1314/23 1506/1472 2093/532 2149/348 2752/678 2752/680 2752/683 2752/675 3721/2063 4233/1592

Data Last Updated: 9/24/2025- Printed On: 9/24/2025.