



CHARLOTTE COUNTY PROPERTY APPRAISER  
PAUL L. POLK, CFA, AAS, RES

## Property Record Information for 41211520224

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:

GRINSTONE PARTNERS LLC  
4309 CRAYTON RD  
NAPLES, FL 34103

Ownership current through: 9/15/2025

### Property Location:

Property Address: 15651 MARGO 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:	3B15N
Section/Township/Range:	15-41-21
SOH Base Year:	
Waterfront:	NO

### Sales Information

Date	Book/ Page	Instrument Number	Selling Price	Sale code
11/17/2015	<a href="#">4030/369</a>	<a href="#">2396770</a>	\$54,000	VAC-MULT
4/25/2012	<a href="#">3651/1025</a>	<a href="#">2090902</a>	\$7,500	VACAN
4/5/2007	<a href="#">3142/1659</a>	<a href="#">1657644</a>	\$100	VAC-MULT
3/1/2003	<a href="#">2192/951</a>	<a href="#">1018027</a>	\$6,000	VACAN
8/1/1983	<a href="#">744/49</a>	<a href="#">1983074400049</a>	\$3,000	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)
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.

## 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
<b>Preliminary Just Value</b> ( <u>Just Value reflects 193.011 adjustment.</u> ):	\$27,200	\$27,200	\$27,200	\$27,200
<b>Preliminary Assessed Value:</b>	\$18,046	\$18,046	\$27,200	\$18,046
<b>Preliminary Taxable Value:</b>	\$18,046	\$18,046	\$27,200	\$18,046

### Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PCH 093 4977 0026	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:

<b>Short Legal:</b> PCH 093 4977 0026	<b>Long Legal:</b> PORT CHARLOTTE SEC93 BLK4977 LT26 744/49 2192/951 3142/1659 3651/1025 4030/369
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Data Last Updated: 9/24/2025- Printed On: 9/24/2025.