



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

## Property Record Information for 412128129005

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:

CERES CONSULTING LLC  
4309 CRAYTON RD  
NAPLES, FL 34103

Ownership current through: 9/15/2025

### Property Location:

Property Address: 14411 AURELLA 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:	3B28N
Section/Township/Range:	28-41-21
SOH Base Year:	
Waterfront:	NO

### Sales Information

Date	Book/ Page	Instrument Number	Selling Price	Sales code
3/15/2019	4418/1509	2694050	\$9,000	VACAN
8/1/1994	1363/1453	315197	\$1,200	VACAN
12/1/1992	1252/887	203345	\$600	VACAN
10/1/1981	683/255	1981068300255	\$3,300	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	
0214G	OUT	OUT	X	12015C	Outside of CBRA Zone	120061	X Zone	

\*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> ):	\$20,400	\$20,400	\$20,400	\$20,400
<b>Preliminary Assessed Value:</b>	\$11,201	\$11,201	\$20,400	\$11,201
<b>Preliminary Taxable Value:</b>	\$11,201	\$11,201	\$20,400	\$11,201

### Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PCH 087 4569 0004	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:

<b>Short Legal:</b> PCH 087 4569 0004	<b>Long Legal:</b> PORT CHARLOTTE SEC87 BLK4569 LT 4 683/255 TD1252/887 1363/1453 PR18-706-RPL DC4334/1310-RPL LOA4340/1763 4418/1509
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Data Last Updated: 9/24/2025- Printed On: 9/24/2025.