



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

Property Record Information for 412122229009

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: 15451 AQUA 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: | 3B22N |
| Section/Township/Range: | 22-41-21 |
| SOH Base Year: | |
| Waterfront: | NO |

Sales Information

| Date | Book/ Page | Instrument Number | Selling Price | Sales code |
|-----------|---------------|----------------------|------------------|---------------|
| 3/17/2020 | 4556/2138 | 2799432 | \$11,800 | VACAN |
| 8/1/1982 | 708/1428 | 1982070801428 | \$6,500 | 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 |
|--|----------|----------|----------|----------|
| Preliminary Just Value (<u>Just Value reflects 193.011 adjustment</u>): | \$27,200 | \$27,200 | \$27,200 | \$27,200 |
| Preliminary Assessed Value: | \$18,046 | \$18,046 | \$27,200 | \$18,046 |
| Preliminary Taxable Value: | \$18,046 | \$18,046 | \$27,200 | \$18,046 |

Land Information

| Line | Description | Land Use | Zoning | Unit Type | Units | Acreage | Land Value |
|------|-------------------|----------|--------|-----------|-------|---------|------------|
| 1 | PCH 093 4903 0011 | 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 4903 0011 | Long Legal: PORT CHARLOTTE SEC93 BLK4903 LT 11 708/1428 4556/2138 |
|--|---|

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