



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

Property Record Information for 412116231003

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: 8064 WELSFORD RD
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:	3B16N
Section/Township/Range:	16-41-21
SOH Base Year:	
Waterfront:	NO

Sales Information

Date	Book/ Page	Instrument Number	Selling Price	Sales code
3/16/2020	4556/2094	2799414	\$8,000	VACANT
2/1/1996	1452/2030	406803	\$100	VACANT
8/1/1991	1179/2098	1991117902098	\$5,900	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.

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>):	\$20,400	\$20,400	\$20,400	\$20,400
Preliminary Assessed Value:	\$11,823	\$11,823	\$20,400	\$11,823
Preliminary Taxable Value:	\$11,823	\$11,823	\$20,400	\$11,823

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PCH 093 4960 0018	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:

Short Legal: PCH 093 4960 0018	Long Legal: PORT CHARLOTTE SEC93 BLK4960 LT 18 1179/209 1452/2030 4556/2094
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Data Last Updated: 9/24/2025- Printed On: 9/24/2025.