



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

Property Record Information for 412129329005

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:

GRINDSTONE PARTNERS LLC
4309 CRAYTON RD
NAPLES, FL 34103

Ownership current through: 9/15/2025

Property Location:

Property Address: 10311 REDONDO ST
or 13202 APPLETON BLVD

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:	3B29S
Section/Township/Range:	29-41-21
SOH Base Year:	
Waterfront:	YES

Sales Information

Date	Book/ Page	Instrument Number	Selling Price	Sale code
8/24/2017	4232/1605	2548433	\$139,500	VAC MULT
10/4/2013	3814/370	2219395	\$100	VAC MULT
12/21/2010	3536/118	1986762	\$0	VAC MULT
12/1/2010	3534/443	1985449	\$100	VAC MULT
10/20/2008	3332/1907	1802145	\$1,700,000	VACAI
10/20/2008	3332/1912	1802146	\$1,700,000	VACAI
8/1/2004	2538/1718	1249622	\$100	VACAI
2/1/2003	2174/1644	1006440	\$1,100,000	VAC MULT
6/1/1997	1539/2067	493580	\$474,800	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 (Just Value reflects 193.011 adjustment.):	\$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 4591 00TN	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 4591 00TN	PORT CHARLOTTE SEC85 BLK4591 TR-N .24A 1539/2067 2174/1644 2538/1718 AFF2944/1043 3332/1907 3332/1912 3534/443 3536/118 3814/370 4232/1605

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