



Property Data

STRAP: 01-46-23-02-00000.0070 Folio ID: 10120603

Tax Roll Value Letter 2022

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Owner Of Record - Sole Owner

[\[Change Mailing Address\]](#)



BULMAHN MARK
8630 N 400 W
DECATUR IN 46733



Site Address

Site Address maintained by **E911 Program Addressing**

7 BIRCH BLVD
FORT MYERS FL 33908

Property Description

Do not use for legal documents!



PLANTATION ESTS M/H PK OR 1858 PG 4091 LOT 7

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 1858 and 4091 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	3 / 2.0
Gross Living Area	1,280
1st Year Building on Tax Roll	2025
Historic Designation	No

Township	Range	Section	Block	Lot
46	23E	01	00000	0070
Municipality	Latitude	Longitude		
Lee County Unincorporated - 0	26.50353	-81.966		

[View Parcel on Google Maps](#)

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date November of 2025 ▶

☐ View other photos

Last Inspection Date: 11/26/2025

Property Values / Exemptions / TRIM Notices

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No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (Final Value)	32,300	32,300	32,300	32,300	0	0	32,300
2024 / Additional Info	2024 (Final Value)	44,615	44,615	44,615	44,615	0	0	44,615
2023 / Additional Info	2023 (Final Value)	46,010	46,000	46,010	46,010	0	0	46,010
2022 / Additional Info	2022 (Final Value)	104,609	40,515	104,609	101,211	0	0	101,211

2021 / Additional Info	2021 (Final Value)	92,010	36,500	92,010	92,010	0	0	92,010
2020 / Additional Info	2020 (Final Value)	91,000	36,500	91,000	87,795	0	0	87,795
2019 / Additional Info	2019 (Final Value)	79,814	36,500	79,814	79,814	0	0	79,814
2018 / Additional Info	2018 (Final Value)	75,528	36,500	75,528	74,560	0	0	74,560
2017 / Additional Info	2017 (Final Value)	67,782	36,500	67,782	67,782	0	0	67,782
2016	2016 (Final Value)	70,333	36,500	70,333	70,333	0	0	70,333
2015	2015 (Final Value)	70,333	36,500	70,333	56,088	0	0	56,088
2014	2014 (Final Value)	53,814	25,000	53,814	50,989	0	0	50,989
2013	2013 (Final Value)	54,288	25,000	54,288	46,354	0	0	46,354
2012	2012 (Final Value)	54,612	20,000	54,612	42,140	0	0	42,140
2011	2011 (Final Value)	55,974	25,000	55,974	38,309	0	0	38,309
2010	2010 (Final Value)	54,150	25,000	54,150	34,826	0	0	34,826
	2009 (Final Value)	31,660	20,000	31,660	31,660	0	0	31,660
	2008 (Final Value)	36,660	25,000	36,660	36,660	0	0	36,660
	2007 (Final Value)	46,660	35,000	0	46,660	0	0	46,660
	2006 (Final Value)	73,490	60,000	0	73,490	0	0	73,490
	2005 (Final Value)	56,220	38,000	0	56,220	0	0	56,220
	2004 (Final Value)	53,220	35,000	0	53,220	0	0	53,220
	2003 (Final Value)	53,220	35,000	0	53,220	0	0	53,220
	2002 (Final Value)	47,880	18,850	0	47,880	0	0	47,880
	2001 (Final Value)	52,140	13,800	0	52,140	0	0	52,140
	2000 (Final Value)	48,310	13,800	0	48,310	0	0	48,310
	1999 (Final Value)	41,380	13,800	0	41,380	0	0	41,380
	1998 (Final Value)	41,430	13,800	0	41,430	0	0	41,430
	1997 (Final Value)	41,480	13,800	0	41,480	25,500	0	15,980
	1996 (Final Value)	43,700	13,800	0	42,950	25,500	0	17,450
	1995 (Final Value)	41,900	13,800	0	41,900	25,500	0	16,400
	1994 (Final Value)	46,120	13,800	0	46,120	25,500	0	20,620
	1993 (Final Value)	46,770	13,800	0	46,770	25,500	0	21,270
	1992 (Final Value)	47,410	13,800	0	47,410	25,000	0	22,410

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\) \(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*. (i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Property Details (Current as of 5/17/2026)

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Land

Land Tracts

Use Code

200

Use Code Description

Mobile Home Subdivision

Number of Units

1.00

Unit of Measure

Lot

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
7 - Manufactured Housing	2 - MOBILE HOME	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
3	2.0	2025	2025

Building Subareas

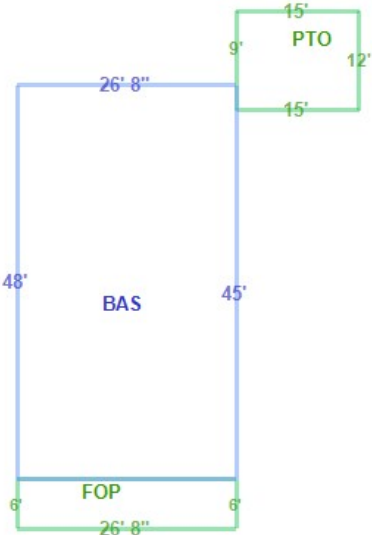
Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,280
FOP - FINISHED OPEN PORCH	N	160
PTO - PATIO	N	180

Building Front Photo

Building Footprint



Photo Date: November of 2025



Property Details (2025 Tax Roll)



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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
0	Vacant Residential	1.00	Lot

Taxing Authorities

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IONA MCGREGOR FIRE / 068

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO ALL HAZARDS PROTECTION DIST / 101	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
LEE CO UNINCORPORATED MSTU / 020	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398

LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
IONA MCGREGOR FIRE DISTRICT / 050	Independent District	IONA MCGREGOR FIRE DISTRICT 6061 S POINTE BLVD FORT MYERS FL 33919
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
GREEN CORRIDOR PACE / 363	Special District	
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions ⓘ

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Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
55,000.00	07/27/2023	2023000258342	01		V
130,000.00	06/15/2018	2018000160592	01		I
90,000.00	03/12/2015	2015000051227	01		I
80,000.00	04/20/2006	2006000162129	08		I
100.00	11/19/1997	2890/1226	01		I
0.00	08/01/1995	2624/3324	01		I
0.00	12/01/1992	2471/1937	01		I

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using **1858** and **4091** for the book and page numbers and **Official Records** for the book type.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building / Construction Permit Data

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Permit Number	Permit Type	Date
MRV2024-00307	New Mobile Home	10/02/2024
RES2017-07941	Building Addition	12/18/2017

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser’s Office does not issue or maintain any permit information. The Building / Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Parcel Numbering History ⓘ

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Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
01-46-23-00-00022.0000	N/A	Split (From another Parcel)	N/A

Solid Waste (Garbage) Roll Data

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Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
002 - Service Area 2	M - Multi-Family Category		1	18.31

Collection Days	Garbage	Recycling	Horticulture
	Wednesday	Wednesday	

Flood and Storm Information

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Community	Flood Insurance	Find my flood zone	Evacuation Zone
071C	Panel	Version	Date
	0414	G	11/17/2022
			A

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