Property Data

STRAP: 30-45-24-13-00001.0103 Folio ID: 10450408

Tax Roll Value Letter

Generated on 7/1/2026 11:09 PM

Owner Of Record - Sole Owner
[Change Mailing Address]

FASSETT GLORIA A TR
FOR GLORIA A FASSETT TRUST
11640 COURT OF PALMS #103
FORT MYERS FL 33908

Site Address

Site Address maintained by E911 Program Addressing

11640 COURT OF PALMS 103
FORT MYERS FL 33908

Property Description
Do not use for legal documents!

PALMAS DEL SOL CONDO DESC IN OR 3122 PG 3693 PH 1 BLDG 1 UNIT 103

View Recorded Plat at LeeClerk.org - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 3122 and 3693 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	3 / 2.5
Gross Living Area	2,672
1st Year Building on Tax Roll	1999
Historic Designation	No

Township	Range	Section	Block	Lot
45	24E	30	00001	0103

Municipality	Latitude	Longitude
Lee County Unincorporated - 0	26.52759	-81.9516

View Parcel on Google Maps

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



Photo Date January of 2012 **View other photos**

Last Inspection Date: 01/31/2017

Property Values / Exemptions / TRIM Notices

Generated on 7/1/2026 11:09 PM

Exemption	Amount
Homestead Exemption	25,000.00
Additional Homestead Exemption	26,411.00
Widow Exemption	5,000.00

Homestead Exemption Renewal Card

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2025 / Additional Info	2025 (Final Value)	827,849	0	827,849	324,336	55,722	0	268,614
2024 / Additional Info	2024 (Final Value)	869,656	0	869,656	315,195	55,000	0	260,195
2023 / Additional Info	2023 (Final Value)	866,109	0	866,109	306,015	55,000	0	251,015
2022 / Additional Info	2022 (Final Value)	680,707	0	680,707	297,102	50,500	0	246,602
2021 / Additional Info	2021 (Final Value)	447,326	0	447,326	288,449	50,000	0	238,449
2020 / Additional Info	2020 (Final Value)	425,553	0	425,553	284,466	50,000	0	234,466
2019 / Additional Info	2019 (Final Value)	425,553	0	425,553	278,070	50,000	0	228,070
2018 / Additional Info	2018 (Final Value)	376,295	0	376,295	272,885	50,000	0	222,885
2017 / Additional Info	2017 (Final Value)	376,295	0	376,295	267,272	50,000	0	217,272
2016	2016 (Final Value)	358,997	0	358,997	261,775	50,000	0	211,775
2015	2015 (Final Value)	421,500	0	421,500	259,955	50,000	0	209,955
2014	2014 (Final Value)	410,900	0	410,900	257,892	50,000	0	207,892
2013	2013 (Final Value)	374,700	0	374,700	254,081	50,000	0	204,081
2012	2012 (Final Value)	352,300	0	352,300	352,300	0	0	352,300
2011	2011 (Final Value)	422,300	0	422,300	422,300	0	0	422,300
2010	2010 (Final Value)	373,600	0	373,600	373,600	50,500	0	323,100

	2009 (Final Value)	489,850	0	489,850	386,300	50,500	0	335,800
	2008 (Final Value)	480,000	0	480,000	385,910	50,500	0	335,410
	2007 (Final Value)	560,000	0	0	374,670	25,500	0	349,170
	2006 (Final Value)	514,000	0	0	365,530	25,000	0	340,530
	2005 (Final Value)	463,000	0	0	354,890	25,000	0	329,890
	2004 (Final Value)	450,000	0	0	344,550	25,000	0	319,550
	2003 (Final Value)	450,000	0	0	338,130	25,000	0	313,130
	2002 (Final Value)	450,000	0	0	330,200	25,000	0	305,200
	2001 (Final Value)	325,000	0	0	325,000	25,000	0	300,000
	2000 (Final Value)	430,000	0	0	430,000	0	0	430,000
	1999 (Final Value)	24,000	24,000	0	24,000	0	0	24,000

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 6/30/2026)

Generated on 7/1/2026 11:09 PM

Condominium

Complex Information

Complex Name	PALMAS DEL SOL	**Frontage**	RIVER
Complex ID	3045241300000	**Structure**	REINFORCED CONCRETE/ICF
Address	11640 COURT OF PALMS	**Roof**	GABLE OR HIP
Total Units	110	**Parking**	UNDER BUILDING GARAGE

Amenities
CLUB HOUSE
COMMUNITY POOL
TENNIS COURT
GOLF COURSE
SPA

Unit Detail

Model	CASTILLE	**Gross Living Area**	2,672
Building	1	**Location**	CORNER (END)
Unit	0103	**Balcony**	SCREENED
Floor	3	**Parking**	UNDER BUILDING GARAGE
Bedrooms	3	**Year Built**	1999
Bathrooms	2.5	**Effective Year Built**	1999

Unit Subareas

Description	**Heated / Under Air**	**Area (Sq Ft)**
CON - CONDO BASE	Y	2,672
COP - CONDO PORCH	N	531
CPT - CONDO PATIO	N	122

Building Front Photo

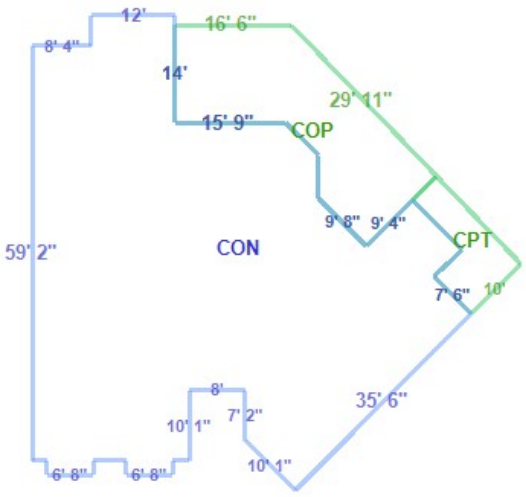


Photo Date: January of 2012

Unit Location



Unit Footprint



Property Details (2025 Tax Roll)

Generated on 7/1/2026 11:09 PM

Condominium

Complex Information

Complex Name	PALMAS DEL SOL	**Frontage**	RIVER
Complex ID	3045241300000	**Structure**	REINFORCED CONCRETE/ICF
Address	11640 COURT OF PALMS	**Roof**	GABLE OR HIP
Total Units	110	**Parking**	UNDER BUILDING GARAGE

Amenities
CLUB HOUSE
COMMUNITY POOL
TENNIS COURT
GOLF COURSE
SPA

Unit Detail

Model	CASTILLE	**Gross Living Area**	2672
Building	1	**Location**	CORNER (END)
Unit	0103	**Balcony**	SCREENED

Floor	3	**Parking**	UNDER BUILDING GARAGE
Bedrooms	3	**Year Built**	1999
Bathrooms	2.5	**Effective Year Built**	1999
Unit Subareas			

Description	**Heated / Under Air**	**Area (Sq Ft)**
CON - CONDO BASE	Y	2,672
COP - CONDO PORCH	N	531
CPT - CONDO PATIO	N	122

Building Front Photo

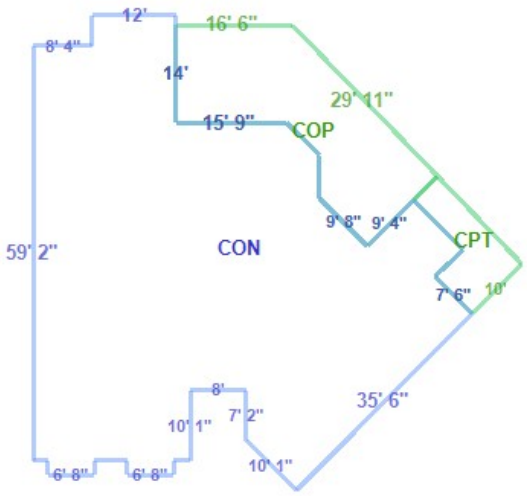


Photo Date: January of 2012

Unit Location



Unit Footprint



Taxing Authorities

Generated on 7/1/2026 11:09 PM

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 COUNTY OFFICE OF MGMT & BUDGET

LEE CO ALL HAZARDS PROTECTION DIST / 101	Dependent District	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

Generated on 7/1/2026 11:09 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
10.00	01/31/2022	2022000035171	11		I
10.00	01/31/2022	2022000035170	11		I
0.00	10/16/2021	2022000038773	11		I
0.00	10/16/2021	2022000035166	11		I

		2012000063801		
429,000.00	03/22/2012	Sales Questionnaire Complete	01	I
100.00	08/14/2006	2006000349259	01	I
100.00	06/26/2006	2006000258618	03	I
400,000.00	11/06/2000	3324/1200	06	I

View Recorded Plat at LeeClerk.org

Use the above link to do a search on the Lee County Clerk of Courts website, using **3122** and **3693** 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

Generated on 7/1/2026 11:09 PM

Permit Number	Permit Type	Date

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

Generated on 7/1/2026 11:09 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
30-45-24-07-000N0.0000	N/A	Split (From another Parcel)	06/04/1999

Solid Waste (Garbage) Roll Data

Generated on 7/1/2026 11:09 PM

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
Thursday	Thursday	Thursday

Flood and Storm Information

Generated on 7/1/2026 11:09 PM

Flood Insurance Find my flood zone

Community	Panel	Version	Date	Evacuation Zone
071C	0414	G	11/17/2022	A

Subsurface Rights

Generated on 7/1/2026 11:09 PM

Subsurface Rights	Subsurface STRAP	Subsurface Folio ID	Surface STRAP	Surface Folio ID
UNKNOWN				