



Property Data

STRAP: 10-46-26-00-00001.0060 Folio ID: 10351570

Tax Roll Value Letter 2025

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Owner Of Record - Tenants by Entirety

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



HEGI ULRICH & PETRA
15170 N MALLARD LN
FORT MYERS FL 33913

Site Address

Site Address maintained by [E911 Program Addressing](#)

15170 N MALLARD LN
FORT MYERS FL 33913

Property Description

Do not use for legal documents!

W 1/2 OF E 1/2 OF SW 1/4 OF NW 1/4

Attributes and Location Details

Total Bedrooms / Bathrooms	9 / 5.0
Gross Living Area	5,385
1st Year Building on Tax Roll	1990
Historic Designation	No

Township	Range	Section	Block	Lot
46	26E	10		
Municipality	Latitude	Longitude		
Lee County Unincorporated - 0	26.48838	-81.70641		

[View Parcel on Google Maps](#)

[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)



[\[Pictometry Aerial Viewer \]](#)

Image of Structure



◀ Photo Date January of 2026 ▶ View other photos

Last Inspection Date: 01/16/2026

Property Values / Exemptions / TRIM Notices

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	Exemption	Amount
	Agricultural	249,201.00
	Homestead Exemption	25,000.00
	Additional Homestead Exemption	26,411.00

[Homestead Exemption Renewal Card](#)

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
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2025 / Additional Info	2025 (Final Value)	831,593	31,359	582,392	428,114	50,722	249,201	377,392
2024 / Additional Info	2024 (Final Value)	831,705	31,242	582,387	413,362	50,000	249,318	363,362
2023 / Additional Info	2023 (Final Value)	606,379	31,197	357,016	189,268	50,000	249,363	139,268
2022 / Additional Info	2022 (Final Value)	593,381	31,314	344,135	179,309	50,000	249,246	129,309
2021 / Additional Info	2021 (Final Value)	560,671	31,602	311,713	172,495	50,000	248,958	122,495
2020 / Additional Info	2020 (Final Value)	525,642	27,609	307,761	167,509	50,000	217,881	117,509
2019 / Additional Info	2019 (Final Value)	493,521	23,502	307,023	161,890	50,000	186,498	111,890
2018 / Additional Info	2018 (Final Value)	401,464	13,038	309,502	157,232	50,000	91,962	107,232
2017 / Additional Info	2017 (Final Value)	396,573	13,092	304,665	152,580	50,000	91,908	102,580
2016	2016 (Final Value)	327,844	13,452	236,296	148,469	50,000	91,548	98,469
2015	2015 (Final Value)	295,965	10,822	221,787	145,324	50,000	74,178	95,324
2014	2014 (Final Value)	275,359	25,285	215,644	145,429	50,000	59,715	95,429
2013	2013 (Final Value)	305,026	22,633	257,659	141,249	50,000	47,367	91,249
2012	2012 (Final Value)	160,651	24,514	115,165	114,789	50,000	45,486	64,789
2011	2011 (Final Value)	191,841	23,804	135,645	133,758	50,000	56,196	83,758
2010	2010 (Final Value)	222,730	25,975	148,705	137,330	50,000	74,025	87,330
	2009 (Final Value)	242,150	30,590	145,240	145,240	50,000	96,912	95,240
	2008 (Final Value)	507,270	41,970	294,240	218,120	50,000	213,030	168,120
	2007 (Final Value)	465,350	41,430	0	183,870	25,000	213,570	158,870
	2006 (Final Value)	707,760	26,690	0	390,960	25,000	223,308	365,960
	2005 (Final Value)	276,950	18,130	0	130,080	25,000	146,871	105,080
	2004 (Final Value)	258,670	11,740	0	144,740	25,000	91,260	119,740
	2003 (Final Value)	248,980	10,330	0	141,560	25,000	79,668	116,560
	2002 (Final Value)	237,720	8,720	0	138,060	25,000	67,284	113,060
	2001 (Final Value)	186,090	6,580	0	135,660	25,000	50,418	110,660
	2000 (Final Value)	187,220	6,520	0	136,740	25,000	50,481	111,740
	1999 (Final Value)	188,810	6,600	0	138,410	0	50,400	138,410
	1998 (Final Value)	190,400	6,740	0	140,130	0	50,265	140,130
	1997 (Final Value)	157,110	9,740	0	88,460	25,000	47,259	63,460
	1996 (Final Value)	152,640	13,480	0	85,880	25,000	0	60,880
	1995 (Final Value)	130,630	12,280	0	83,790	25,000	0	58,790
	1994 (Final Value)	125,040	13,540	0	81,580	25,000	0	56,580
	1993 (Final Value)	120,640	6,980	0	70,620	25,000	0	45,620
	1992 (Final Value)	131,540	7,190	0	81,730	25,000	0	56,730

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 3/21/2026)

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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
115	Single Family Residential, Acreage - 7 to 19 Acres	1.02	Acres
6100	Pasture, Semi-Improved, Excellent	9.00	Acres

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
100 - Colonial	1 - SINGLE FAMILY RESIDENTIAL	2.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
9	5.0	1990	2008

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,997
BAS - BASE	Y	388
BAS - BASE	Y	1,500
FGR - FINISHED GARAGE	N	498
FSP - FINISHED SCREEN PORCH	N	749
FST - FINISHED UTILITY	N	91
FUS - FINISHED UPPER STORY	Y	1,500
UOP - UNFINISHED OPEN PORCH	N	249
UOP - UNFINISHED OPEN PORCH	N	210

Building Features

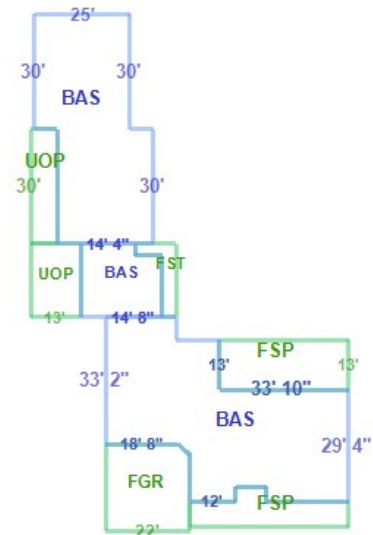
Description	Year Added	Units
FIREPLACE - TYPE B	1990	1
BARN - METAL (NO FLOOR - NO FINISH)	1990	3,780
BARN - WOOD (NO FLOOR - FINISH)	1992	2,160
SHED - POLE	1992	760

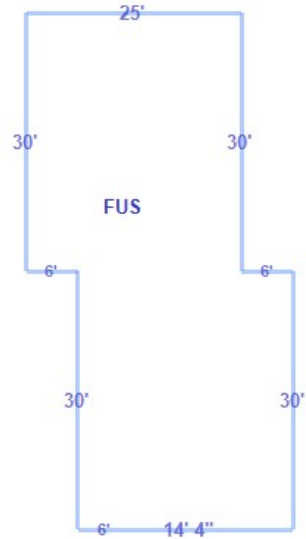
Building Front Photo



Photo Date: January of 2026

Building Footprint





Property Details (2025 Tax Roll)



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Land

Land Tracts

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115	Single Family Residential, Acreage - 7 to 19 Acres	1.02	Acres
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Building Features

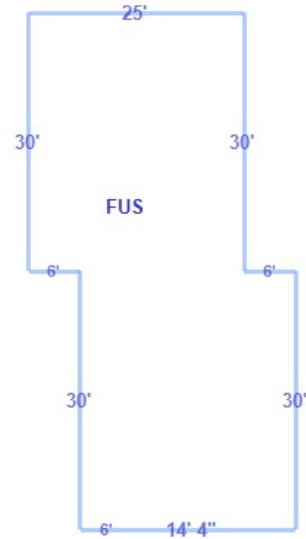
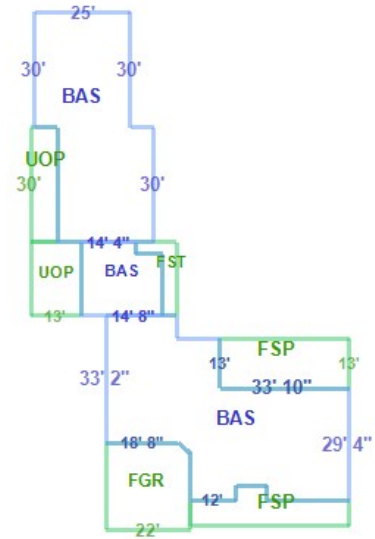
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BARN - WOOD (NO FLOOR - FINISH)	1992	2,160

Building Front Photo



Photo Date: January of 2026

Building Footprint



Taxing Authorities

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SAN CARLOS FIRE / 071

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

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

SAN CARLOS PARK FIRE DISTRICT / 077

Independent District

SAN CARLOS PARK FIRE DISTRICT
19591 BEN HILL GRIFFIN PKWY
FORT MYERS FL 33913-8989

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
320,000.00	05/20/1997	2826/2076	01		I
100.00	12/01/1991	2269/3322	01		I
31,000.00	09/01/1986	1868/1539	06		V

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Building / Construction Permit Data

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Permit Number	Permit Type	Date
ROF2018-01568	Roof	02/01/2018
RES2004-08669	Building Addition	10/02/2008
RES199007021	Building New Construction	06/27/1990

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
10-46-26-00-00001.0000	10351563	Split (From another Parcel)	01/01/1987

Solid Waste (Garbage) Roll Data

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Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
003 - Service Area 3	R - Residential Category		1	366.39
	Collection Days			
	Garbage	Recycling		Horticulture
	Friday	Friday		

Flood and Storm Information

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Community	Flood Insurance Find my flood zone	Panel	Version	Date	Evacuation Zone
071C		0625	F	8/28/2008	E

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