Property Data

STRAP: 36-44-24-P4-00600.2303 Folio ID: 10185917

Tax Roll Value Letter

Generated on 10/25/2026 6:29 PM

Owner Of Record - Sole Owner

[Change Mailing Address]

PINGALE SHRIKANT SHANKAR
2366 E MALL DR #303
FORT MYERS FL 33901

Site Address

Site Address maintained by E911 Program Addressing

2366 E MALL DR 303
FORT MYERS FL 33901

Property Description

Do not use for legal documents!

TOWERS CONDO BLDG 2 OR 1411 PG 1262 UNIT 303

View Recorded Plat at LeeClerk.org - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 1411 and 1262 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	2 / 2.0
Gross Living Area	1,092
1st Year Building on Tax Roll	1973
Historic Designation	No

Township	Range	Section	Block	Lot
44	24E	36	00600	2303
Municipality	**Latitude**	**Longitude**		
City of Fort Myers	26.59918	-81.86424		

View Parcel on Google Maps

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure



Photo Date April of 2021 View other photos

Last Inspection Date: 04/19/2021

Property Values / Exemptions / TRIM Notices

Generated on 10/25/2026 6:29 PM

No existing exemptions found for this property.

TRIM Notices	Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Classified Use	Taxable
2026 / Additional Info	2026 (Final Value)	86,215	0	86,215	86,215	0	0	86,215
2025 / Additional Info	2025 (Final Value)	93,024	0	93,024	93,024	0	0	93,024
2024 / Additional Info	2024 (Final Value)	129,576	0	129,576	129,576	0	0	129,576
2023 / Additional Info	2023 (Final Value)	126,840	0	126,840	126,840	0	0	126,840

2022 / Additional Info	2022 (Final Value)	92,020	0	92,020	92,020	50,000	0	42,020
2021 / Additional Info	2021 (Final Value)	66,918	0	66,918	59,260	34,760	0	24,500
2020 / Additional Info	2020 (Final Value)	62,985	0	62,985	58,442	33,442	0	25,000
2019 / Additional Info	2019 (Final Value)	59,755	0	59,755	57,128	32,128	0	25,000
2018 / Additional Info	2018 (Final Value)	59,755	0	59,755	56,063	31,063	0	25,000
2017 / Additional Info	2017 (Final Value)	54,910	0	54,910	54,910	29,910	0	25,000
2016	2016 (Final Value)	49,244	0	49,244	32,533	0	0	32,533
2015	2015 (Final Value)	61,800	0	61,800	29,575	0	0	29,575
2014	2014 (Final Value)	37,900	0	37,900	26,886	0	0	26,886
2013	2013 (Final Value)	31,900	0	31,900	24,442	0	0	24,442
2012	2012 (Final Value)	30,600	0	30,600	22,220	0	0	22,220
2011	2011 (Final Value)	20,200	0	20,200	20,200	0	0	20,200
2010	2010 (Final Value)	25,300	0	25,300	25,300	0	0	25,300
	2009 (Final Value)	37,110	0	37,110	37,110	0	0	37,110
	2008 (Final Value)	88,000	0	88,000	88,000	0	0	88,000
	2007 (Final Value)	108,000	0	0	108,000	0	0	108,000
	2006 (Final Value)	74,000	0	0	74,000	0	0	74,000
	2005 (Final Value)	58,000	0	0	58,000	0	0	58,000
	2004 (Final Value)	46,000	0	0	46,000	0	0	46,000
	2003 (Final Value)	50,000	0	0	50,000	0	0	50,000
	2002 (Final Value)	37,000	0	0	37,000	0	0	37,000
	2001 (Final Value)	34,000	0	0	34,000	0	0	34,000
	2000 (Final Value)	29,000	0	0	29,000	0	0	29,000
	1999 (Final Value)	35,000	0	0	35,000	0	0	35,000
	1998 (Final Value)	30,000	0	0	30,000	0	0	30,000
	1997 (Final Value)	32,000	0	0	32,000	0	0	32,000
	1996 (Final Value)	26,600	0	0	26,600	0	0	26,600
	1995 (Final Value)	26,900	0	0	26,900	0	0	26,900
	1994 (Final Value)	28,000	0	0	28,000	0	0	28,000
	1993 (Final Value)	31,000	0	0	31,000	0	0	31,000
	1992 (Final Value)	33,290	0	0	33,290	0	0	33,290

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 10/24/2026)

Generated on 10/25/2026 6:29 PM

Condominium

Complex Information

Complex Name	TOWERS	**Frontage**	STREET
Complex ID	P436440600000	**Structure**	CB STUCCO
Address	2366 E MALL DR	**Roof**	FLAT
Total Units	103	**Parking**	CARPORT - MINIMAL

Amenities

CLUB HOUSE
COMMUNITY POOL
BBQ GRILL
LAUNDRY ROOM

Unit Detail

Model	MODEL A	**Gross Living Area**	1,092
Building	2	**Location**	INTERIOR
Unit	2303	**Balcony**	SCREENED
Floor	3	**Parking**	CARPORT - MINIMAL
Bedrooms	2	**Year Built**	1973
Bathrooms	2.0	**Effective Year Built**	1973

Unit Subareas

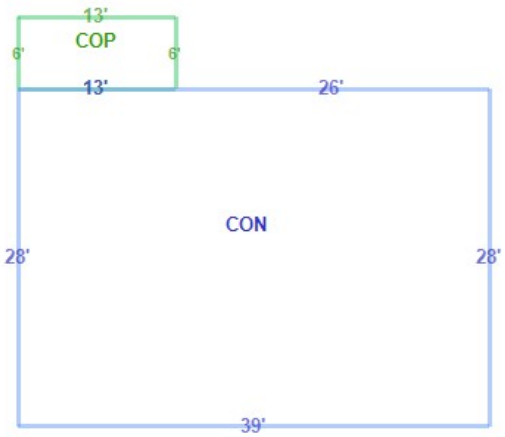
Description	Heated / Under Air	Area (Sq Ft)
CON - CONDO BASE	Y	1,092
COP - CONDO PORCH	N	78

Building Front Photo



Photo Date: April of 2021

Unit Footprint



Property Details (2026 Tax Roll)

Generated on 10/25/2026 6:29 PM

Condominium

Complex Information

Complex Name	TOWERS	**Frontage**	STREET
Complex ID	P436440600000	**Structure**	CB STUCCO
Address	2366 E MALL DR	**Roof**	FLAT
Total Units	103	**Parking**	CARPORT - MINIMAL

Amenities
CLUB HOUSE
COMMUNITY POOL
BBQ GRILL
LAUNDRY ROOM

Unit Detail

Model	MODEL A	**Gross Living Area**	1092
Building	2	**Location**	INTERIOR
Unit	2303	**Balcony**	SCREENED
Floor	3	**Parking**	CARPORT - MINIMAL
Bedrooms	2	**Year Built**	1973
Bathrooms	2.0	**Effective Year Built**	1973

Unit Subareas

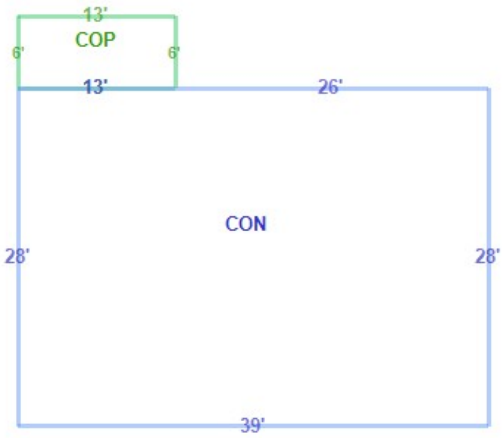
Description	Heated / Under Air	Area (Sq Ft)
CON - CONDO BASE	Y	1,092
COP - CONDO PORCH	N	78

Building Front Photo

Unit Footprint



Photo Date: April of 2021



Taxing Authorities

Generated on 10/25/2026 6:29 PM

CITY OF FORT MYERS / 090

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY PO BOX 398 FORT MYERS FL 33902-0398
LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY 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
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
CITY OF FORT MYERS / 031	Municipal	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
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
CITY OF FORT MYERS FIRE RESCUE SERVICES / 189	Special District	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
CITY OF FORT MYERS STORMWATER / 142	Special District	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
FLORIDA GREEN FINANCE AUTHORITY / 358	Special District	SPECIAL DISTRICT SERVICES INC 2501A BURNS RD PALM BEACH GARDENS FL 33410
GREEN CORRIDOR PACE / 363	Special District	

CITY OF FORT MYERS PARKS VOTED DEBT SVC / 418	Voter Approved	CITY OF FORT MYERS BUDGET MANAGER PO DRAWER 2217 FORT MYERS FL 33902
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 10/25/2026 6:29 PM

Sale Price	Date	Clerk File Number	Type	Notes	Vacant/ Improved
95,000.00	12/19/2025	2026000004993	01		I
168,000.00	05/04/2022	2022000174821	01		I
102,500.00	09/27/2021	2021000318256	01		I
0.00	11/13/2020	20201075691DC		**Not a Sale** Unrecorded death certificate or notification of death Click Here for staff assistance.	I
10.00	05/31/2018	2018000142306	11		I
57,300.00	09/15/2016	2016000199049	01		I
90,000.00	05/15/1997	2826/763	02		I
22,500.00	03/28/1997	2808/1286	01		I
295,300.00	05/01/1996	2712/2316	04		I
714,000.00	12/01/1989	2118/586	02		I

View Recorded Plat at LeeClerk.org

Use the above link to view recorded plat information on the Lee County Clerk of Courts website.

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

Building / Construction Permit Data

Generated on 10/25/2026 6:29 PM

Permit Number	Permit Type	Date
TRD2005-03406	AC New / Change out	11/23/2005

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 10/25/2026 6:29 PM

Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
36-44-24-0C-08140.2303	N/A	Reserved for Renumber ONLY	N/A

Solid Waste (Garbage) Roll Data

Generated on 10/25/2026 6:29 PM

Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
009 - City of Fort Myers	M - Multi-Family Category		1	18.82

Flood and Storm Information

Generated on 10/25/2026 6:29 PM

Flood Insurance Find my flood zone				Evacuation Zone
Community	Panel	Version	Date	
071C	0426	H	11/17/2022	C

Subsurface Rights

Generated on 10/25/2026 6:29 PM

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