Property Data

STRAP: 01-46-23-18-00007.7170 Folio ID: 10121347

Tax Roll Value Letter

Generated on 9/10/2026 9:47 AM

Owner Of Record - Tenants in Common

[Change Mailing Address]

KUMAR S REDDY TRUST +
ANNE REDDY TRUST
145 SUSSEX DR
MANHASSET NY 11030

Site Address

Site Address maintained by E911 Program Addressing

12170 KELLY SANDS WAY 717
FORT MYERS FL 33908

Property Description

Do not use for legal documents!

KELLY GREENS TERRACE VII OR 2096 PG 1195 BLDG 7 UNIT 717

View Recorded Plat at LeeClerk.org - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 2096 and 1195 for the book and page numbers.

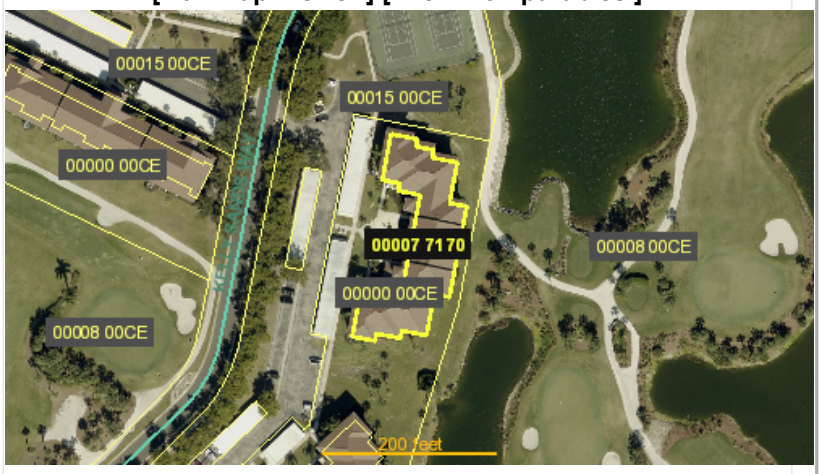
Attributes and Location Details

Total Bedrooms / Bathrooms	2 / 2.0
Gross Living Area	1,069
1st Year Building on Tax Roll	1989
Historic Designation	No

Township	Range	Section	Block	Lot
46	23E	01	00007	7170
Municipality	**Latitude**	**Longitude**		
Lee County Unincorporated - 0	26.49772	-81.95466		

View Parcel on Google Maps

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Image of Structure

Photo Date April of 2023 View other photos

Last Inspection Date: 04/28/2023

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
2026 / Additional Info	2026 (TRIM Value)	150,654	0	150,654	150,654	0	0	150,654
2025 / Additional Info	2025 (Final Value)	153,667	0	153,667	153,403	0	0	153,403
2024 / Additional Info	2024 (Final Value)	209,344	0	209,344	139,457	0	0	139,457

2023 / Additional Info	2023 (Final Value)	6,212	0	6,212	6,212	0	0	6,212
2022 / Additional Info	2022 (Final Value)	152,528	0	152,528	115,254	0	0	115,254
2021 / Additional Info	2021 (Final Value)	104,776	0	104,776	104,776	0	0	104,776
2020 / Additional Info	2020 (Final Value)	111,435	0	111,435	111,435	0	0	111,435
2019 / Additional Info	2019 (Final Value)	120,318	0	120,318	120,318	0	0	120,318
2018 / Additional Info	2018 (Final Value)	120,318	0	120,318	120,318	0	0	120,318
2017 / Additional Info	2017 (Final Value)	115,473	0	115,473	115,473	0	0	115,473
2016	2016 (Final Value)	135,672	0	135,672	126,977	0	0	126,977
2015	2015 (Final Value)	116,900	0	116,900	115,434	0	0	115,434
2014	2014 (Final Value)	106,600	0	106,600	104,940	0	0	104,940
2013	2013 (Final Value)	95,400	0	95,400	95,400	0	0	95,400
2012	2012 (Final Value)	102,400	0	102,400	102,400	0	0	102,400
2011	2011 (Final Value)	105,300	0	105,300	105,300	0	0	105,300
2010	2010 (Final Value)	97,300	0	97,300	97,300	0	0	97,300
	2009 (Final Value)	122,400	0	122,400	122,400	0	0	122,400
	2008 (Final Value)	164,000	0	164,000	164,000	0	0	164,000
	2007 (Final Value)	214,000	0	0	214,000	0	0	214,000
	2006 (Final Value)	191,000	0	0	191,000	0	0	191,000
	2005 (Final Value)	146,000	0	0	146,000	0	0	146,000
	2004 (Final Value)	120,000	0	0	120,000	0	0	120,000
	2003 (Final Value)	113,000	0	0	113,000	0	0	113,000
	2002 (Final Value)	103,000	0	0	103,000	0	0	103,000
	2001 (Final Value)	91,000	0	0	91,000	0	0	91,000
	2000 (Final Value)	84,000	0	0	84,000	0	0	84,000
	1999 (Final Value)	81,000	0	0	81,000	0	0	81,000
	1998 (Final Value)	81,000	0	0	81,000	0	0	81,000
	1997 (Final Value)	84,000	0	0	84,000	0	0	84,000
	1996 (Final Value)	85,000	0	0	85,000	0	0	85,000
	1995 (Final Value)	85,000	0	0	85,000	0	0	85,000
	1994 (Final Value)	84,790	0	0	84,790	0	0	84,790
	1993 (Final Value)	87,360	0	0	87,360	0	0	87,360
	1992 (Final Value)	89,000	0	0	89,000	0	0	89,000

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 9/9/2026)

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Condominium

Complex Information

Complex Name KELLY GREENS TERRACE I - VII **Frontage** GOLF COURSE

Complex ID	0146230900000	**Structure**	CB STUCCO
Address	12150 KELLY SANDS WAY	**Roof**	GABLE OR HIP
Total Units	210	**Parking**	CARPORT - AVERAGE

Amenities
CLUB HOUSE
COMMUNITY POOL
TENNIS COURT
GOLF COURSE
SPA
FITNESS CENTER
DRIVING RANGE
COFFEE SHOP/BISTRO

Unit Detail

Model		**Gross Living Area**	1,069
Building	7	**Location**	INTERIOR
Unit	7170	**Balcony**	SCREENED
Floor	2	**Parking**	CARPORT - AVERAGE
Bedrooms	2	**Year Built**	1989
Bathrooms	2.0	**Effective Year Built**	1989

Unit Subareas

Description	Heated / Under Air	Area (Sq Ft)
CON - CONDO BASE	Y	1,069
COP - CONDO PORCH	N	158

Building Front Photo

Photo Date: April of 2023

Unit Footprint

Property Details (2026 TRIM)

Generated on 9/10/2026 9:47 AM

Condominium

Complex Information

Complex Name	KELLY GREENS TERRACE I - VII	**Frontage**	GOLF COURSE
Complex ID	0146230900000	**Structure**	CB STUCCO
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CLUB HOUSE
COMMUNITY POOL
TENNIS COURT
GOLF COURSE
SPA
FITNESS CENTER
DRIVING RANGE
COFFEE SHOP/BISTRO

Unit Detail

Model		**Gross Living Area**	1069
Building	7	**Location**	INTERIOR
Unit	7170	**Balcony**	SCREENED
Floor	2	**Parking**	CARPORT - AVERAGE
Bedrooms	2	**Year Built**	1989

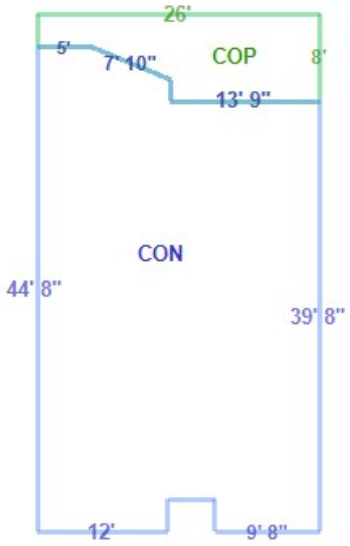
Bathrooms	2.0	**Effective Year Built**	1989
Unit Subareas			

Description	**Heated / Under Air**	**Area (Sq Ft)**
CON - CONDO BASE	Y	1,069
COP - CONDO PORCH	N	158

Building Front Photo

Photo Date: April of 2023

Unit Footprint



Taxing Authorities

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IONA MCGREGOR FIRE / 068

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY PO BOX 398 FORT MYERS FL 33902-0398
LEE CO ALL HAZARDS PROTECTION DIST / 101	Dependent District	LEE COUNTY PO BOX 398 FORT MYERS FL 33902-0398
LEE CO UNINCORPORATED MSTU / 020	Dependent District	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
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	
IONA MCGREGOR FIRE PROTECTION & RESCUE SERVICE DISTRICT / 429	Special District	IONA MCGREGOR FIRE DISTRICT 6061 S POINTE BLVD FORT MYERS FL 33919
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
0.00	04/09/2026	2026000194057	11		I
225,000.00	06/01/2007	2007000188579	06		I
100.00	09/04/1997	2868/4189	01		I
96,000.00	09/01/1989	2101/2091	06		I
711,400.00	09/01/1989	2097/2670	01		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

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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

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Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date

01-46-23-18-0000A.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	18.82

Collection Days

Garbage	Recycling	Horticulture
Wednesday	Wednesday	Wednesday

Flood and Storm Information

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Flood Insurance Find my flood zone

Community	Panel	Version	Date	Evacuation Zone
071C	0552	G	11/17/2022	A

Subsurface Rights

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