

2019 REAL ESTATE NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS FOR LEE COUNTY, FLORIDA

Account Number:
29-45-25-01-0000A.1000

Site Address:
14668 AERIES WAY DR

Values and Exemptions:
MARKET ASSESSED VALUE
CAP ASSESSED VALUE
TAXABLE VALUE

360239
360239
360239

Personal ID Number:
19-00533887

Legal Description:
EAGLE RIDGE UNIT 1 PB35/85 PT
TR A OR1761/ 1191 LES
OR2573/1803+1805
INSTRUMENT #: 2016000011782

District:
047

★ See message below.



3008962
249100.7555

Amount Due:
\$5,083.03
\$5,135.98
\$5,188.92
\$5,241.87
\$5,294.82

If Paid In:
November 2019
December 2019
January 2020
February 2020
March 2020



553
6-236021

UTILITIES INC OF FLORIDA
500 W MONROE ST STE 3600
CHICAGO IL 60661-3779



Ad Valorem Taxes Levying Authority	Telephone	Mill Rate	Assessed	Exempt	Taxable	Amount
LEE COUNTY GENERAL REVENUE	239.533.2221	4.0506	360239	0	360239	1459.18
PUBLIC SCHOOL - BY LOCAL BOARD	239.337.8215	2.2480	360239	0	360239	809.82
PUBLIC SCHOOL - BY STATE LAW	239.337.8215	3.8990	360239	0	360239	1404.57
LEE COUNTY ALL HAZARDS - MSTU	239.533.2221	0.0693	360239	0	360239	24.96
LEE COUNTY LIBRARY FUND	239.533.2221	0.4956	360239	0	360239	178.53
LEE COUNTY UNINCORPORATED - MSTU	239.533.2221	0.8398	360239	0	360239	302.53
SFL WATER MGMT-DISTRICT LEVY	561.686.8800	0.1152	360239	0	360239	41.50
SFL WATER MGMT-EVERGLADE CONST	561.686.8800	0.0397	360239	0	360239	14.30
SFL WATER MGMT-OKEECHOBEE LEVY	561.686.8800	0.1246	360239	0	360239	44.89
LEE COUNTY HYACINTH CONTROL	239.694.2174	0.0230	360239	0	360239	8.29
LEE COUNTY MOSQUITO CONTROL	239.694.2174	0.2539	360239	0	360239	91.46
SOUTH TRAIL FIRE DISTRICT	239.433.0080	2.5000	360239	0	360239	900.60
WEST COAST INLAND NAVIGATION DISTRICT	941.485.9402	0.0394	360239	0	360239	14.19

Non-Ad Valorem Assessments Levying Authority	Telephone	Rate	Basis	Amount
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Keep for your records

2019 Combined Total Ad Valorem and Non-Ad Valorem:

5294.82

2019 Real Estate Notice

Account: 29-45-25-01-0000A.1000
Site Address: 14668 AERIES WAY DR
Personal ID Number: 19-00533887

For payment options and instructions refer to the back of this notice or visit us online at www.leetc.com.

If Paid In	Amount Due
November 2019	\$5,083.03
December 2019	\$5,135.98
January 2020	\$5,188.92
February 2020	\$5,241.87
March 2020	\$5,294.82

Phone/Email Contact: _____

★ The US Post Office has indicated a change in your mailing address. If the address below is not correct, complete the Change of Mailing Address form on the reverse side or visit www.leepa.org to update your address.

UTILITIES INC OF FLORIDA
2335 SANDERS RD
NORTHBROOK IL 60062

Make check payable to:
LEE COUNTY TAX COLLECTOR
PO BOX 1609
FORT MYERS FL 33902-1609



020100 20199 294525010000A10009 00005294829 00000158844 00000000

IMPORTANT INSTRUCTIONS AND INFORMATION - PLEASE READ

Ad Valorem Taxes cover the period January 1 through December 31 of the tax year indicated on the front of this notice. **Tax notices** are mailed on or about November 1 and become delinquent April 1. Failure to receive a tax notice does not extend discounts or excuse taxpayers' responsibilities to pay taxes and applicable penalties for late payments. **Installment tax notices** are mailed in June, September, December, and March.

Verify the mailing address, site address, legal description, values and exemptions. Report any discrepancies immediately to the Lee County Property Appraiser.

Property Sold: Forward this notice to the new owner(s).

Discounts: The amounts indicated on the front of this notice represent the total taxes and assessments due (if applicable) less discounts allowed for early payment: 4% in November; 3% in December; 2% in January; and 1% in February. Installment payment discounts allowed: 6% in June; 4 1/2% in September; and 3% in December. When the discount period ends on a weekend or holiday, the discount is extended to the next business day.

Payment Options: *Online:* Visit our official website www.leetc.com. *By Mail:* Check or money order. *Phone:* 239.533.6000. *In Person:* Cash, check, money order, debit card (PIN required), and all major credit cards. *NOTE:* A convenience fee is charged when using a credit or debit card and is subject to service provider rates which may vary. No portion of this fee is retained by the Tax Collector's office.

Alternative Payment Methods: Visit us online or contact our office for information on the *Partial Payment or Installment Payment Plan*. Property owners eligible for homestead exemption may qualify to defer a portion or all of their taxes and assessments by filing a *Homestead Tax Deferral* application.

Confirm Payment: Confirm receipt of your payment online at our official website www.leetc.com. Your taxes are not considered paid until your payment clears our bank and is applied to your tax account.

Delinquent Taxes: Payment of delinquent taxes must be made in certified U.S. funds drawn on a U.S. bank. The amount due is determined by the date payment is received. Failure to pay delinquent taxes could result in the loss of your property. On April 1 the following charges are imposed by Florida Law:

- Real Estate:** 3% minimum interest and advertising costs. A tax certificate sale is held on or before June 1 resulting in additional charges.
- Tangible Personal Property:** 18% interest annually, cost of advertising, and fees. Tax warrants will be issued on all unpaid personal property taxes on or about June 1.

Governmental Office Responsibilities:

Tax Collector: Prints, mails, and collects payments based on the tax roll(s) certified by the Property Appraiser and Levying Authority. For questions concerning payment of taxes contact the Tax Collector at PO Box 1609, Fort Myers, FL 33902, www.leetc.com, or 239.533.6000. Office hours: 8:30 a.m. to 5:00 p.m. Monday – Friday, except holiday closings. Under Florida law, communication with our agency, including email addresses, is considered public record and may be released upon a public records request.

Property Appraiser: Prepares and certifies the tax roll, including assessed values, exemptions, legal description, assessed owner(s) name, and mailing address, to the Tax Collector. Contact the Property Appraiser if you have questions regarding the certified tax roll at PO Box 1546, Fort Myers, FL 33902, www.leepa.org, or 239.533.6100. Office hours: 8:30 a.m. to 5:00 p.m. Monday – Friday, except holiday closings.

Levying Authority: Establish millage rates and assessments based on tax revenue needed for operating expenses. Direct questions regarding services provided or rates charged to the authority listed (if shown) on the front of this notice.

NOTICE

Pursuant to Florida Statute 590.125(5), be advised that the Florida Forest Service may be performing prescribed burning and/or other treatments in a project area that includes your property in Lee County, Florida. These efforts are to reduce fuel loads and threat of wildfires. These projects are planned to occur from the date of this notice until the same date the following year. This service is provided at no cost to the affected landowner(s). Contact the Florida Forest Service if you have questions regarding this service at: 10941 Palm Beach Blvd., Fort Myers, FL 33905, or 239.690.8001.

Don't Wait in Line... Pay Online at www.leetc.com

Rev. 09/2017

Change of Mailing Address

updated address on line at leepa.org

Visit www.leepa.org to change your mailing address or complete this form. It will be forwarded to the Property Appraiser who is responsible for all changes to the tax roll. Do not use this form if you receive Homestead Exemption for this property.

Name: UTILITY SERVICES TRNC OF FLORIDA Phone: _____

Street or PO Box Number: 1500 _____

City: _____ State: _____ ZIP: _____

Signature: _____ Date: ____/____/____