



Property Data

STRAP: 31-44-27-18-00001.0040 Folio ID: 10390761

Tax Roll Value Letter 2025

Generated on 9/12/2025 10:52 AM

Owner Of Record - Tenants by Entirety  
[Change Mailing Address]



MASON JOHNIE WESLEY III &  
MASON BRENDA SUE  
20 COSMOPOLITAN DR #4  
LEHIGH ACRES FL 33936

Site Address

Site Address maintained by E911 Program Addressing

20 COSMOPOLITAN DR 4  
LEHIGH ACRES FL 33936

Property Description

Do not use for legal documents!



SUNSET LAKE CONDO DESC OR BK 2698 PG 0065 PH 1 BLDG 1 UNIT 4

[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 2698 and 65 for the book and page numbers.

Attributes and Location Details

|                               |         |
|-------------------------------|---------|
| Total Bedrooms / Bathrooms    | 2 / 2.5 |
| Gross Living Area             | 1,478   |
| 1st Year Building on Tax Roll | 1996    |
| Historic Designation          | No      |

|                               |          |           |       |      |
|-------------------------------|----------|-----------|-------|------|
| Township                      | Range    | Section   | Block | Lot  |
| 44                            | 27E      | 31        | 00001 | 0040 |
| Municipality                  | Latitude | Longitude |       |      |
| Lee County Unincorporated - 0 | 26.60089 | -81.6557  |       |      |

[View Parcel on Google Maps](#)

[ Tax Map Viewer ] [ View Comparables ]



[ Pictometry Aerial Viewer ]

Image of Structure



◀ Photo Date October of 2022 ▶ ☐ View other photos

Last Inspection Date: 10/12/2022

Property Values / Exemptions / TRIM Notices

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| Exemption                             | Amount    |
|---------------------------------------|-----------|
| Additional Homestead Exemption        | 25,722.00 |
| Homestead Exemption                   | 25,000.00 |
| Senior Homestead Exemption            | 25,000.00 |
| Additional Senior Homestead Exemption | 25,000.00 |

Exemption Applications

|                         |            |          |
|-------------------------|------------|----------|
| Portability Application | 12/11/2024 | Approved |
|-------------------------|------------|----------|

| TRIM Notices                           | Tax Year           | Just    | Land | Market Assessed | Capped Assessed | Exemptions | Classified Use | Taxable |
|----------------------------------------|--------------------|---------|------|-----------------|-----------------|------------|----------------|---------|
| <a href="#">2025 / Additional Info</a> | 2025 (TRIM Value)  | 176,170 | 0    | 176,170         | 121,378         | 100,722    | 0              | 20,656  |
| <a href="#">2024 / Additional Info</a> | 2024 (Final Value) | 138,643 | 0    | 138,643         | 138,643         | 0          | 0              | 138,643 |
| <a href="#">2023 / Additional Info</a> | 2023 (Final Value) | 188,194 | 0    | 188,194         | 71,981          | 46,981     | 0              | 25,000  |
| <a href="#">2022 / Additional Info</a> | 2022 (Final Value) | 93,538  | 0    | 93,538          | 69,884          | 44,884     | 0              | 25,000  |
| <a href="#">2021 / Additional Info</a> | 2021 (Final Value) | 75,873  | 0    | 75,873          | 67,849          | 42,849     | 0              | 25,000  |
| <a href="#">2020 / Additional Info</a> | 2020 (Final Value) | 74,290  | 0    | 74,290          | 66,912          | 41,912     | 0              | 25,000  |
| <a href="#">2019 / Additional Info</a> | 2019 (Final Value) | 65,408  | 0    | 65,408          | 65,408          | 40,408     | 0              | 25,000  |
| <a href="#">2018 / Additional Info</a> | 2018 (Final Value) | 66,215  | 0    | 66,215          | 66,215          | 41,215     | 0              | 25,000  |
| <a href="#">2017 / Additional Info</a> | 2017 (Final Value) | 67,830  | 0    | 67,830          | 49,513          | 0          | 0              | 49,513  |
| <a href="#">2016</a>                   | 2016 (Final Value) | 46,295  | 0    | 46,295          | 45,012          | 0          | 0              | 45,012  |
| <a href="#">2015</a>                   | 2015 (Final Value) | 42,500  | 0    | 42,500          | 40,920          | 0          | 0              | 40,920  |
| <a href="#">2014</a>                   | 2014 (Final Value) | 37,200  | 0    | 37,200          | 37,200          | 0          | 0              | 37,200  |
| <a href="#">2013</a>                   | 2013 (Final Value) | 42,700  | 0    | 42,700          | 42,700          | 0          | 0              | 42,700  |
| <a href="#">2012</a>                   | 2012 (Final Value) | 41,800  | 0    | 41,800          | 41,800          | 0          | 0              | 41,800  |
| <a href="#">2011</a>                   | 2011 (Final Value) | 40,600  | 0    | 40,600          | 40,600          | 0          | 0              | 40,600  |
| <a href="#">2010</a>                   | 2010 (Final Value) | 39,800  | 0    | 39,800          | 39,800          | 0          | 0              | 39,800  |
|                                        | 2009 (Final Value) | 70,320  | 0    | 70,320          | 70,320          | 45,320     | 0              | 25,000  |
|                                        | 2008 (Final Value) | 110,000 | 0    | 110,000         | 110,000         | 50,000     | 0              | 60,000  |
|                                        | 2007 (Final Value) | 120,000 | 0    | 0               | 114,800         | 25,000     | 0              | 89,800  |
|                                        | 2006 (Final Value) | 112,000 | 0    | 0               | 112,000         | 25,000     | 0              | 87,000  |
|                                        | 2005 (Final Value) | 93,000  | 0    | 0               | 93,000          | 0          | 0              | 93,000  |
|                                        | 2004 (Final Value) | 69,000  | 0    | 0               | 69,000          | 0          | 0              | 69,000  |
|                                        | 2003 (Final Value) | 68,000  | 0    | 0               | 68,000          | 0          | 0              | 68,000  |
|                                        | 2002 (Final Value) | 70,000  | 0    | 0               | 70,000          | 0          | 0              | 70,000  |
|                                        | 2001 (Final Value) | 90,000  | 0    | 0               | 90,000          | 0          | 0              | 90,000  |
|                                        | 2000 (Final Value) | 90,000  | 0    | 0               | 90,000          | 0          | 0              | 90,000  |
|                                        | 1999 (Final Value) | 95,000  | 0    | 0               | 95,000          | 0          | 0              | 95,000  |
|                                        | 1998 (Final Value) | 93,000  | 0    | 0               | 93,000          | 0          | 0              | 93,000  |
|                                        | 1997 (Final Value) | 93,000  | 0    | 0               | 93,000          | 0          | 0              | 93,000  |
|                                        | 1996 (Final Value) | 0       | 0    | 0               | 0               | 0          | 0              | 0       |

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 9/11/2025)

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Land

[Land Tracts](#)

| Use Code                       | Use Code Description               | Number of Units    | Unit of Measure      |
|--------------------------------|------------------------------------|--------------------|----------------------|
| 410                            | DRY/PRESERVE/NEIGHBORHOOD/INTERIOR | 0.00               |                      |
| Buildings                      |                                    |                    |                      |
| Building 1 of 1                |                                    |                    |                      |
| Building Characteristics       |                                    |                    |                      |
| Improvement Type               | Model Type                         | Stories            | Living Units         |
| 24 - Multi-family - Town House | 1 - SINGLE FAMILY RESIDENTIAL      | 2.0                | 1                    |
| Bedrooms                       | Bathrooms                          | Year Built         | Effective Year Built |
| 2                              | 2.5                                | 1996               | 1996                 |
| Building Subareas              |                                    |                    |                      |
| Description                    |                                    | Heated / Under Air | Area (Sq Ft)         |
| BAS - BASE                     |                                    | Y                  | 711                  |
| FSP - FINISHED SCREEN PORCH    |                                    | N                  | 144                  |
| FSP - FINISHED SCREEN PORCH    |                                    | N                  | 88                   |
| FUS - FINISHED UPPER STORY     |                                    | Y                  | 767                  |

Building Front Photo



Photo Date: October of 2022

Building Footprint





Condominium

|                             |                    |                      |                   |
|-----------------------------|--------------------|----------------------|-------------------|
| Complex Information         |                    |                      |                   |
| Complex Name                | SUNSET LAKE        | Frontage             | STREET            |
| Complex ID                  | 3144271800000      | Structure            | CB STUCCO         |
| Address                     | 20 COSMOPOLITAN DR | Roof                 | GABLE OR HIP      |
| Total Units                 | 24                 | Parking              | CARPORT - MINIMAL |
| Amenities                   |                    |                      |                   |
| CLUB HOUSE                  |                    |                      |                   |
| COMMUNITY POOL              |                    |                      |                   |
| TENNIS COURT                |                    |                      |                   |
| SPA                         |                    |                      |                   |
| Unit Detail                 |                    |                      |                   |
| Model                       |                    | Gross Living Area    | 1,478             |
| Building                    | 1                  | Location             | INTERIOR          |
| Unit                        | 0040               | Balcony              | SCREENED          |
| Floor                       | 1                  | Parking              | CARPORT - MINIMAL |
| Bedrooms                    | 2                  | Year Built           | 1996              |
| Bathrooms                   | 2.5                | Effective Year Built | 1996              |
| Unit Subareas               |                    |                      |                   |
| Description                 |                    | Heated / Under Air   | Area (Sq Ft)      |
| BAS - BASE                  |                    | Y                    | 711               |
| FSP - FINISHED SCREEN PORCH |                    | N                    | 144               |
| FSP - FINISHED SCREEN PORCH |                    | N                    | 88                |
| FUS - FINISHED UPPER STORY  |                    | Y                    | 767               |

Building Front Photo



Photo Date: October of 2022

Unit Footprint





**Property Details (2025 TRIM)**

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Land

Land Tracts

| Use Code | Use Code Description               | Number of Units | Unit of Measure |
|----------|------------------------------------|-----------------|-----------------|
| 410      | DRY/PRESERVE/NEIGHBORHOOD/INTERIOR | 0.00            |                 |

Buildings

Building 1 of 1

Building Characteristics

| Improvement Type               | Model Type                    | Stories    | Living Units         |
|--------------------------------|-------------------------------|------------|----------------------|
| 24 - Multi-family - Town House | 1 - SINGLE FAMILY RESIDENTIAL | 2.0        | 1                    |
| Bedrooms                       | Bathrooms                     | Year Built | Effective Year Built |
| 2                              | 2.5                           | 1996       | 1996                 |

Building Subareas

| Description                 | Heated / Under Air | Area (Sq Ft) |
|-----------------------------|--------------------|--------------|
| BAS - BASE                  | Y                  | 711          |
| FSP - FINISHED SCREEN PORCH | N                  | 144          |
| FSP - FINISHED SCREEN PORCH | N                  | 88           |
| FUS - FINISHED UPPER STORY  | Y                  | 767          |

Building Front Photo



Photo Date: October of 2022

Building Footprint



Condominium

|                             |                    |                      |                   |
|-----------------------------|--------------------|----------------------|-------------------|
| Complex Information         |                    |                      |                   |
| Complex Name                | SUNSET LAKE        | Frontage             | STREET            |
| Complex ID                  | 3144271800000      | Structure            | CB STUCCO         |
| Address                     | 20 COSMOPOLITAN DR | Roof                 | GABLE OR HIP      |
| Total Units                 | 24                 | Parking              | CARPORT - MINIMAL |
| Amenities                   |                    |                      |                   |
| CLUB HOUSE                  |                    |                      |                   |
| COMMUNITY POOL              |                    |                      |                   |
| TENNIS COURT                |                    |                      |                   |
| SPA                         |                    |                      |                   |
| Unit Detail                 |                    |                      |                   |
| Model                       |                    | Gross Living Area ⓘ  | 1478              |
| Building                    | 1                  | Location             | INTERIOR          |
| Unit                        | 0040               | Balcony              | SCREENED          |
| Floor                       | 1                  | Parking              | CARPORT - MINIMAL |
| Bedrooms                    | 2                  | Year Built           | 1996              |
| Bathrooms                   | 2.5                | Effective Year Built | 1996              |
| Unit Subareas               |                    |                      |                   |
| Description                 |                    | Heated / Under Air   | Area (Sq Ft)      |
| BAS - BASE                  |                    | Y                    | 711               |
| FSP - FINISHED SCREEN PORCH |                    | N                    | 144               |
| FSP - FINISHED SCREEN PORCH |                    | N                    | 88                |
| FUS - FINISHED UPPER STORY  |                    | Y                    | 767               |



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**Taxing Authorities**  
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**LEHIGH ACRES FIRE & LIGHT / 048**

| Name / Code                                            | Category           | Mailing Address                                                              |
|--------------------------------------------------------|--------------------|------------------------------------------------------------------------------|
| LEE CO GENERAL REVENUE / 044                           | County             | LEE COUNTY OFFICE OF MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398 |
| LEE CO ALL HAZARDS PROTECTION DIST / 101               | Dependent District | LEE COUNTY OFFICE OF MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398 |
| LEE CO UNINCORPORATED MSTU / 020                       | Dependent District | LEE COUNTY OFFICE OF MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398 |
| LEE COUNTY LIBRARY DIST / 052                          | Dependent District | LEE COUNTY OFFICE OF MGMT & BUDGET<br>PO BOX 398<br>FORT MYERS FL 33902-0398 |
| LEHIGH ACRES STREET LIGHTING UNIT MSTU / 055           | Dependent District | LEE COUNTY MSTU/MSBU<br>PO BOX 398<br>FORT MYERS FL 33902-0398               |
| LEHIGH ACRES MUNICIPAL SERVICES IMPROVEMENT DIST / 350 | Drainage           | LEHIGH ACRES MUNICIPAL SERVICES<br>601 E COUNTY LN                           |

LEHIGH ACRES FL 33936

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

LEHIGH ACRES FIRE CONTROL &amp; RESCUE / 054

Independent District

LEHIGH ACRES FIRE CONTROL & RESCUE  
636 THOMAS SHERWIN AVE S  
LEHIGH ACRES FL 33974

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

LEHIGH ACRES FIRE CONTROL &amp; RESCUE DIST / 341

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<br>File Number          | Type | Notes | Vacant/<br>Improved |
|------------|------------|-------------------------------|------|-------|---------------------|
| 160,000.00 | 06/05/2023 | <a href="#">2023000199897</a> | 01   |       | I                   |
| 111,000.00 | 11/21/2017 | <a href="#">2017000243023</a> | 01   |       | I                   |
| 52,800.00  | 01/04/2011 | <a href="#">2011000007595</a> | 40   |       | I                   |
|            |            | Sales Questionnaire Complete  |      |       |                     |
| 21,500.00  | 11/01/2010 | <a href="#">2010000289103</a> | 37   |       | I                   |
| 12,800.00  | 10/07/2010 | <a href="#">2010000265654</a> | 12   |       | I                   |
| 12,800.00  | 09/30/2010 | <a href="#">2010000251891</a> | 12   |       | I                   |
| 100.00     | 03/17/2010 | <a href="#">2010000082091</a> | 11   |       | I                   |
| 131,000.00 | 03/17/2005 | <a href="#">4663/952</a>      | 06   |       | I                   |
| 115,700.00 | 08/01/1996 | <a href="#">2755/1614</a>     | 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 **2698** and **65** 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

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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 |
|------------------------|----------------|-----------------------------|---------------|
| 31-44-27-18-0000A.0000 | 10390764       | 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 |
|----------------------|---------------------------|----------|-------------|------------|
| 004 - Service Area 4 | M - Multi-Family Category |          | 1           | 18.31      |

| Garbage | Collection Days | Recycling | Horticulture |
|---------|-----------------|-----------|--------------|
| Tuesday |                 | Tuesday   | Tuesday      |

### Flood and Storm Information

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| <a href="#">Flood Insurance</a> <a href="#">Find my flood zone</a> |       |         |           | Evacuation Zone |
|--------------------------------------------------------------------|-------|---------|-----------|-----------------|
| Community                                                          | Panel | Version | Date      |                 |
| 071C                                                               | 0475  | F       | 8/28/2008 | NC              |

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