



BIDDER INFORMATION GUIDE

170 LENELL ROAD #304
FORT MYERS BEACH, FL 33931



PARADISE REALTY OF
SOUTHWEST FLORIDA, LLC
JOE. J JAMIESON

Licensed Real Estate Broker



PARADISE REALTY OF SOUTHWEST FLORIDA, LLC

JOE J. JAMIESON

LICENSED REAL ESTATE BROKER

450 OLD SAN CARLOS BLVD #101

FORT MYERS BEACH, FLORIDA 33931

PHONE: 239-463-0110

AUCTION PROJECT MANAGERS

BRETT BAUGH, SALES ASSOCIATE AND AUCTIONEER

239-738-6237

THADDEUS DEITRIECH, SALES ASSOCIATE AND PROCUREMENT

SPECIALIST

239-463-9277



GENERAL REAL ESTATE TERMS AND CONDITIONS

AUCTION

The Public Auction ("Auction") will be conducted by Paradise Realty of Southwest Florida, LLC ("Broker"). These Terms and Conditions generally describe real properties (individually a "Property and collectively the Properties"). The auction is conducted pursuant to all Florida State Law. The Seller(s) have contracted with the Broker and grants to sell their Property at live and/or online auction pursuant to applicable law.

GENERAL AUCTION INFORMATION

The information being provided to all prospective bidders, including any of their agents in connection with the Auction, is to be used for informational purposes only. The Seller(s) nor Broker make no representation or warranties as to the accuracy or completeness of any information provided including but not limited to the condition of the Property, condition of the Title, or any descriptions of the Property on any third party website.

ALL REAL PROPERTY IS SOLD "AS IS" "WHERE IS" WITH NO IMPLIED OR EXPRESSED WARRANTY. ALL ASSETS ARE SOLD WITH ALL FLAWS AND DEFECTS. THE SELLER(S) IS NEVER OBLIGATED TO REMEDY A FLAW OR PRE-EXISTING DEFECT.

BIDDER REGISTRATION

All bidders must be registered to participate in a live, simulcast or online only auction. A prospective bidder must provide and agree to the following items 1) A valid driver's license or passport 2) The bidders phone number 3) Evidence in the form of a letter of guaranteed credit from a bank or approved financial institution that is proving the ability to pay any winning high bid 4) All bidders must agree to a Bidder Registration Deposit of \$25,000. This amount should be made with a wire transfer no later than 72 hours prior to the auction time. These deposits will be held in the escrow account of Paradise Realty of Southwest Florida LLC or its agent. Bidder Registration Deposits will be returned in 3 business days if you do not become a winning bidder on a property 5) Agree immediately upon becoming the highest bidder to enter into a written contract for Sale and Purchase of said Real Estate. Properties are sold to the highest and best bidder "**AS IS, WHERE IS WITH ALL FAULTS AND LIMITATIONS**". All sales are final, in accordance with applicable Florida law.

BUYER'S RESPONSIBILITIES

It is the responsibility of prospective bidders to inspect **ALL** properties and decide their level of interest. Bidders are encouraged to investigate all physical and legal aspects of the property they are interested in purchasing. These aspects include but are not limited to legal standing, taxes, and any existing liens. Prospective Bidder(s) should utilize all informational resources made available to them including but not limited to the county recorder's office, real estate broker, lawyer, and accountant before purchasing any real estate. The Broker and Seller(s) are not responsible for the accuracy of any printed, written or verbal descriptions. All printed and online marketing materials are for informational purposes only. **ALL** sale day announcements will take precedence over any previously advertised materials.

OPENING & HIGH BIDS

An Opening Bid is a bid authorized by the Seller(s) to commence the bidding on any given property. Opening bids promote interest and competitive bidding. Minimal bids made with the purpose of slowing or discouraging competitive bidding on any item may be rejected or ignored by the Broker. The Broker reserves the right to reject an advancing bid that, in his expert opinion, does not commensurate with the value of the asset. The Auctioneer reserves the right to place bids on behalf of the Seller(s) up until the Undisclosed Reserve Price. The Undisclosed Reserve Price is the amount of money the property must bring before it sells to the highest and best bidder. The Broker reserves the right to allow the Seller(s) to reject or accept any or all offers. Although you may be the highest bidder on a property you may not be the best bidder as deemed by the Seller(s). Bidders who collude with the hope or intent to limit open and competitive bidding, or who are believed to be colluding, will be disqualified from bidding. Bidders who collude will forfeit their Bidder Registration Deposit. Bid rigging is illegal and will **NOT** be tolerated in any form or practice. On the fall of the hammer or in a customary manner by saying "Sold", an oral contract is entered into between the high bidder and the Seller(s). By placing a bid at the auction, the prospective bidder acknowledges and agrees with Terms and Conditions set forth within. The prospective bidders will receive a copy of the Terms and Conditions on the day of the auction. Bidders will sign an acknowledgement a form stating that they received the auction Terms and Conditions. If a prospective bidder becomes a high bidder and is unable or unwilling to enter into a Contract for Sale and Purchase of the property being auctioned, the prospective bidder will forfeit his Bidder Registration Deposit. All prospective bidders are encouraged to seek legal advice if they have any questions concerning the Terms and Conditions.

CONTESTED BIDS

In the event of any dispute between bidders, or in the event there is a question to the validity of any bid placed, Paradise Realty of Southwest, LLC will have final determination. This includes any bids acknowledged at the auction venue or a bid recognized by an online bidder. The Broker may determine to sell the item to the original bidder, or reopen the bidding. The Broker may completely re-offer and resell the disputed asset. The Broker will have sole discretion in such circumstances and will have ultimate authority for resolution. In the event a winning bidder refuses to transact on an asset they will forfeit their Bidder Registration Deposit. The bidder(s) at sufferance will have **NO** further recourse in such disputes.

BUYER'S PREMIUMS

A Buyer's Premium of 10% will be applied in addition to the final bid price on **ALL** sold properties. The final high bid price plus the Buyer's Premium will be the total purchase price. A Buyer's Premium of 11% will be applied to assets won by any online bidder. This 1% added to the Buyer's Premium, reflects a 1% convenience surcharge of the online bidding platform.

ESCROW DEPOSITS AND CLOSING

Upon becoming the successful bidder on any asset, the Winning Bidder will be required to submit an escrow deposit of 10 percent (10%) of the final bid price. This additional escrow deposit must be done by wire transfer. The Winning Bidder must then enter into a written Contract for Purchase of Real Estate. The Registration Deposit of the Winning bidder will be applied to the additional escrow deposit with the remainder remittable by wire transfer to equal the 10 percent (10%) required. **DO NOT** enter into the bidding process if you do not have the ability to transact on the given asset. If a winning bidder cannot or will not enter into the Contract For Purchase of Real Estate they will forfeit their Bidder Registration Deposit. Closings will be as advertised or announced the day of the auction. Real Estate closings are typically 15 to 30 days after the auction. ALL Real Estate Contracts will be available for review prior to the auction.

CLERKING AND RECORDING

Records kept by the Paradise Realty of Southwest Florida, LLC clerking staff will be taken as final evidence in the event of any dispute of purchase. Registered Bidders are responsible for all purchases made with his or her bidder number. Auctions will be audio and video recorded. By registering as a bidder you agree that the video and or audio recording may be used at a later date as evidence in the event of any dispute.

AUCTION SPECIFICS

All assets sold by Paradise Realty of Southwest Florida, LLC are sold with ("Reserve") **UNLESS** advertised as an ("Absolute Auction"). The term Reserve means that there is a predetermined undisclosed minimum amount the asset must achieve before it will sell. The title to the property will be a Special Warranty Deed granted by the Seller(s).

ABSENTEE BIDS AND ONLINE BIDDING

Absentee bids will be accepted when possible as a convenience to our customers. Bidders, whether in attendance, absentee, or online, for legal purposes are to be considered as customers and not as a client. Our bidders will always be dealt with honestly, fairly, and in good faith. NO agency relationship exists whatsoever when acting in the capacity of a bidder. Paradise Realty of Southwest Florida, LLC will not be held liable for any errors in bid placement or failure to execute bids. The absentee bidder must select the method of execution of the absentee bid. Absentee bids can be competitively placed or placed at the commencement of bidding as a highest or best offer. Absentee Bidders must be aware that there are risks of being outbid by any increment without any liability to Paradise Realty of Southwest Florida, LLC. The decision to accept absentee bids from any prospective bidder will be left solely to the discretion of Paradise Realty of Southwest Florida, LLC. You will be notified the day of the auction if you were the successful bidder. Additional escrow deposit of 10% total is due upon notification of a successful bid remittable by wire transfer. All absentee bids are irrevocable and you will have to sign an Absentee Bid Authorization Form that will be a binding agreement with all pertinent information of the property. Paradise Realty of Southwest Florida, LLC will not be responsible for bids that are not received from the online bidders due to system failures, service failures, interruptions, or technical difficulties beyond the scope and control Paradise Realty of Southwest Florida, LLC.

PHONE BIDDING

Phone bidding will be offered as a convenience to our bidders only if you have satisfied all the criteria for becoming an absentee bidder and you would like to insure that you have the opportunity of advancement of your highest and best bid. Paradise Realty of Southwest Florida, LLC is not responsible for missed calls, dropped calls, busy lines or wrong numbers. A down payment will be requested prior to the agreement of a phone bid. Payment is due immediately when you become the winning bidder when bidding by phone.

CAUSE OF PROCUREMENT OR EVENT CANCELLATION

If a registered bidder with Paradise Realty of Southwest Florida, LLC is the purchaser of a real estate parcel previously contracted and advertised by our firm, within 180 Days of an auction conducted by our firm, a full buyer's premium will be due on the previously contracted property. The Buyer's Premium amount of 10% will be due on the sale price of the previously contracted asset.

EXCEPTIONS TO TERM AND CONDITIONS

Auction Day announcements will take precedence over any previously advertised material to be announced on the day of our auction in the opening announcements per Florida State Statute.

DISCLAIMER

This property is being sold in its existing "AS-IS" condition, with no expressed or implied guarantees or warranties whatsoever. It is the Purchaser's sole responsibility to perform all inspections and to be satisfied as to the property's condition prior to bidding. Personal onsite inspection of the property is recommended and Bidders are advised to independently verify all information they deem important. Paradise Realty of Southwest Florida, LLC and its agents and subagents, and Sellers assume no liability for errors or omissions in this or any other property listing or advertising or promotional/publicity statements and materials. Although information has been obtained from resources deemed reliable, Paradise Realty of Southwest Florida, LLC or Seller makes no guarantee as to the accuracy of the information herein contained or in any other property listing or advertising or promotion/publicity statements and materials. All information contained in the Bidder/Information, Package, website or any other promotional materials, including but not limited to: square footage, acreage, dimensions, maps, taxes, etc. was provided by the Seller and is believed to be correct. However, neither the Seller nor the Broker makes any guarantee or warranty as to the accuracy or completeness of such information. Purchaser and or Purchaser's Agent/Broker shall bear the sole responsibility to confirm all information relevant to the property prior to bidding. Neither the Seller, nor the Broker shall be liable for any relief, or adjustments based on the failure of the property, including, but not limited to: amount of acreage, square footage, zoning, or environmental condition to conform to any specific standard, expectation, or any published information. By bidding on this property, Purchaser agrees to the above. Paradise Realty of Southwest Florida, LLC is not responsible for any injuries whether personal or catastrophic that occurs prior to, during, and or after an auction. Auction attendees acknowledge by attending an auction that there is a certain assumption of risk when you attend such an event. Peril from auction lots, noise, crowds, equipment, vehicles, animals, weather, chemicals, or any unseen, unheard and unknown factors may be present. Although these factors are out of the control and scope of Paradise Realty of Southwest Florida, LLC, they still MAY be present at any given time prior, during, or after an auction event. All information is deemed to be reliable, but Paradise Realty of Southwest Florida, LLC makes no guarantee to the accuracy or completeness published.



INSTRUCTIONS CONCERNING BIDDING ESCROW DEPOSITS AND WIRE TRANSFERS

170 LENELL ROAD #304, FORT MYERS BEACH, FL 33931

TO PARTICIPATE IN THE AUCTION ALL BIDDERS MUST BE PREQUALIFIED AND REGISTERED. A BIDDER REGISTRATION DEPOSIT OF \$25,000 WILL BE REQUIRED TO BID AT THE AUCTION. THE BIDDER REGISTRATION DEPOSITS MUST BE MADE BY WIRE TRANSFER NO LATER THAN 72 HOURS PRIOR TO THE AUCTION TIME AND MUST BE ACCOMPANIED BY THE BIDDER REGISTRATION FORM AND LETTER OF CREDIT FROM THE BIDDER'S FINANCIAL INSTITUTION. ALL LETTERS OF CREDIT MUST BE VERIFIABLE.

IN THE EVENT THAT A PARTY WISHES TO PARTICIPATE IN ABSENTEE BIDDING IN ANY FORM, (INTERNET, PHONE, OR PROXY) THAT PARTY WILL HAVE TO SATISFY THESE CRITERIA.

THE PARTY WITH INTEREST IN MAKING BIDS SHALL REGISTER AS A BIDDER WITH PARADISE REALTY OF SOUTHWEST FLORIDA, LLC AND MEET **ALL** THE BIDDER REGISTRATION REQUIREMENTS AS SET FORTH IN GENERAL TERMS AND CONDITIONS. THE POTENTIAL BIDDER MUST EXECUTE AND RETURN THE FOLLOWING DOCUMENTS DOWNLOADED FROM THE WEBSITE AT LEAST 72 HOURS PRIOR TO THE AUCTION.

- 1) COMPLETED AND SIGNED BIDDER'S REGISTRATION FORM
- 2) LEGIBLE COPY OF DRIVER'S LICENSE OR PASSPORT
- 3) LETTER OF GUARANTEE FROM YOUR FINANCIAL INSTITUTION
- 4) VERIFICATION OF ESCROW FUNDS WIRE TRANSFER
- 5) BUYER REPRESENTATION DOCUMENTATION, IF APPLICABLE

PLEASE SEND DOCUMENTS TO THE ADDRESS OF:

PARADISE REALTY OF SOUTHWEST FLORIDA, LLC
450 OLD SAN CARLOS, BLVD #101
FORT MYERS BEACH, FLORIDA 33931
ATTENTION: THADDEUS DEITRIECH

THE BIDDER REGISTRATION FORMS AND BIDDER DEPOSITS MUST BE RECEIVED BEFORE YOU WILL BE REGISTERED FOR THE AUCTION. BIDDER DEPOSITS WILL BE MAINTAINED AND ACCOUNTED FOR BY THE BROKER'S ESCROW AGENT. THE ESCROW AGENT WILL BE:

AGENT TITLE SERVICES, LLC
1104 SE 46TH LANE, SUITE 4
CAPE CORAL, FLORIDA 33904
OFFICE: 239-443-1350
FAX: 239-443-1332

CLOSING AGENT: ADRIENNE GRAEBER

IF A THIRD PARTY CHOOSES TO BID BY PHONE THEY WILL HAVE TO SIGN A LIMITED POWER OF ATTORNEY TO PARADISE REALTY OF SOUTHWEST FLORIDA, LLC OR ITS DESIGNEE TO EXECUTE THE CONTRACT TO PURCHASE REAL ESTATE. PLEASE CONTACT BRETT BAUGH AT BRETT@DABEACH.COM OR THADDEUS DEITRIECH AT THADDEUS@DABEACH.COM FOR WIRE TRANSFER DOCUMENTS.

IF YOU ARE NOT A SUCCESSFUL BIDDER YOUR BIDDER DEPOSIT WILL BE REFUNDED IN THREE 3 BUSINESS DAYS.



BIDDER REGISTRATION FORM

PLEASE COMPLETE THIS FORM AND RETURN WITH A LETTER OF GUARANTEE FROM YOUR FINANCIAL INSTITUTION. PLEASE SEND TO PARADISE REALTY OF SOUTHWEST FLORIDA, LLC NO LATER THAN 72 HOURS PRIOR TO THE DAY OF THE AUCTION. THIS FORM MUST BE ACCOMPANIED BY A BIDDER REGISTRATION DEPOSIT IN THE FORM OF A WIRE TRANSFER **ONLY**. THIS FORM APPLIES TO LIVE, ABSENTEE, PHONE AND ONLINE BIDDERS. ON THE DAY OF THE AUCTION PLEASE MAKE SURE YOU BRING YOUR GOVERNMENT ISSUED FORM OF IDENTIFICATION. YOU WILL BE ISSUED YOUR BIDDER NUMBER ON THE DAY OF THE AUCTION.

BIDDER'S LEGAL NAME: _____

BIDDER'S ADDRESS: _____

COMPANY NAME: _____

COMPANY ADDRESS: _____

ARE YOU A PRINCIPAL? _____ YES _____ NO

PHONE NUMBER: _____

EMAIL ADDRESS: _____

PASSPORT OR DRIVER'S LICENSE NUMBER: STATE OR COUNTRY _____

DRIVER'S LICENSE NUMBER _____

PASSPORT NUMBER _____

BY SIGNING THIS FORM I DECLARE THAT I HAVE REVIEWED THE TERMS AND CONDITIONS FOR THE AUCTION. I DO UNDERSTAND THAT THE PROPERTY IS BEING SOLD "AS-IS, WHERE IS WITH ALL FAULTS AND LIMITATIONS". I ALSO AGREE BY PLACING A BID AT THE AUCTION I DO ADHERE TO THE TERMS AND CONDITIONS OF THE AUCTION AND THOSE TERMS WILL BE BINDING. UPON BECOMING THE HIGHEST AND BEST BIDDER I DO HEREBY AGREE TO ENTER INTO A CONTRACT FOR SALE AND PURCHASE OF REAL ESTATE WITH THE SELLER. I UNDERSTAND IN ORDER TO BE REGISTERED FOR THIS AUCTION TO BID ON THE PROPERTY I MUST SUBMIT MY BIDDER REGISTRATION DEPOSIT NO LATER THAN 72 HOURS PRIOR TO THE AUCTION.

NAME _____

SIGNATURE _____

DATE _____

PARADISE REALTY OF SOUTHWEST FLORIDA

450 OLD SAN CARLOS BLVD #101
FORT MYERS BEACH, FLORIDA 33931
PHONE: 239-463-0110
EMAIL: BRETT@DABEACH.COM

CONDOMINIUM COMPARABLE SALES AND TAXES

Comparable Criteria:
 3 bedroom/2 bath
 yr built 2000+
 radius: 1 mi

Market Available
 Ft Myers Beach, FL

Navigable Water

ML#	Complex	Str#	Street Name	Unit	Bed	Bath	Sqft	Gar Sp	Carprt	Yr	Wtrfrnt	List Price	\$/sqft	DOM
201301929	waterside	4137	Bay Beach	534	3	2	1805	0	1	2003	Bay	\$529,900	\$294	311
201327292	waterside	4141	Bay Beach	4P1	3	2	1746	1	0	2003	Bay,G/A Via No Bridge	\$700,000	\$401	130
201339319	waterside	4141	Bay Beach	481	3	2	1810	0	1	2003	Bay	\$699,000	\$386	14
201340805	waterside	4141	Bay Beach	475	3	2	1924	1	0	2003	Bay,Navigable	\$589,000	\$306	1
201338046	waterside	4141	Bay Beach	432	3	2	2119	1	0	2003	Bay	\$570,000	\$269	24
201316249	waterside	4182	Bay Beach	792	3	2	1636	1	0	2008	Lagoon,Navigable	\$549,000	\$336	208
201340510	waterside	4182	Bay Beach	785	3	2	1636	1	0	2008	Bay,Lagoon,Navigable	\$539,900	\$330	4
201202717	waterside	4182	Bay Beach	765	3	2	1636	1	0	2008	Bay,Lagoon	\$500,000	\$306	669
201324883	waterside	4182	Bay Beach	745	3	2	1636	0	0	2008	Bay,Lagoon,Mangrove,Na	\$470,000	\$287	134
201202655	waterside	4182	Bay Beach	742	3	2	1636	1	0	2008	Bay,Lagoon	\$449,000	\$274	669
201203458	waterside	4182	Bay Beach	725	3	2	1636	1	0	2008	Bay,Lagoon	\$395,000	\$241	669
201203441	waterside	4182	Bay Beach	722	3	2	1636	1	0	2008	Bay,Lagoon	\$380,000	\$232	669
201331117	waterside	4192	Bay Beach	883	3	2	1863	1	0	2006	Bay,Canal,Lagoon,Mangro	\$798,900	\$429	83
201314986	waterside	4192	BAY BEACH	863	3	2	1863	1	0	2006	Basin,Bay,Navigable	\$669,000	\$359	223
201328842	Bella Lago	7401	Bella Lago	541	3	2	1775	1	0	2006	Lake	\$465,000	\$262	96
201339237	Bella Lago	7411	Bella Lago	434	3	2	1775	0	1	2006	Lake	\$439,000	\$247	15
201319666	Gullwing	6620	Estero	405	3	2	1975	0	0	2000	Gulf Frontage	\$895,000	\$453	180
201339661	Gullwing	6620	Estero	1001	3	2	1626	0	0	2000	Gulf Frontage	\$680,000	\$418	12
201315832	Palm Harbor	170	Lenell	304	3	2	1717	0	1	2000	Canal,G/A Via No Bridge	\$564,900	\$329	214
AVERAGES							1761					\$572,768	\$324	228

11/19/2013

Comparable Criteria:
 3 bedroom/2 bath
 yr built 2000+
 radius: 1 mi

Comparable Sales
 1 year

Navigable Water
 Ft Myers Beach, F

ML#	Complex	Str#	Street Name	Unit	Bed	Bath	Sqft	Gar Sp	Carprt	Yr	Wtrfrnt	List\$	Sold\$	DATE	\$/sqft	DOM
201320762	Waterside	4137	Bay Beach	553	3	2	1805	0	1	2003	Bay, Navig	\$569,000	\$545,000	10/16/2013	\$302	118
201324696	Waterside	4137	Bay Beach	543	3	2	1805	0	1	2003	Bay, Navig	\$550,000	\$535,000	10/11/2013	\$296	48
201236738	Waterside	4137	Bay Beach	594	3	2	1805	0	1	2003	Bay, Navig	\$585,000	\$570,000	12/31/2012	\$316	51
201202317	Waterside	4141	Bay Beach	4P5	3	2	2431	1	0	2003	Bay, Navig	\$699,000	\$725,000	3/19/2013	\$298	314
201202901	Waterside	4182	Bay Beach	721	3	2	1848	1	0	2008	Bay, Lagoc	\$410,000	\$400,000	11/1/2013	\$216	630
201203397	Waterside	4182	Bay Beach	7105	3	2	1636	1	0	2008	Bay, Lagoc	\$549,000	\$529,000	5/28/2013	\$323	469
201233973	Waterside	4182	Bay Beach	791	3	2	1848	1	0	2008	Bay, Canal	\$645,000	\$640,000	4/5/2013	\$346	136
201202638	Waterside	4182	Bay Beach	741	3	2	1848	1	0	2008	Bay, Lagoc	\$499,000	\$490,000	2/12/2013	\$265	347
201203473	Waterside	4182	Bay Beach	726	3	2	1848	1	0	2008	Bay, Lagoc	\$430,000	\$420,000	2/4/2013	\$227	362
201203389	Waterside	4182	Bay Beach	7102	3	2	1636	1	0	2008	Bay, Lagoc	\$549,000	\$539,000	1/10/2013	\$329	304
201202724	Waterside	4182	Bay Beach	772	3	2	1636	1	0	2008	Bay, Lagoc	\$520,000	\$500,000	12/14/2012	\$306	316
201236085	Waterside	4182	Bay Beach	731	3	2	1848	0	0	2008		\$384,499	\$378,500	11/29/2012	\$205	27
201234470	Waterside	4182	Bay Beach	776	3	2	1848	1	0	2008	Bay, Lagoc	\$599,900	\$585,000	11/14/2012	\$317	29
201236016	Waterside	4182	Bay Beach	775	3	2	1438	0	1	2008	Bay, Navig	\$498,000	\$480,000	11/14/2012	\$334	19
201202694	Waterside	4182	Bay Beach	751	3	2	1848	1	0	2008	Bay, Lagoc	\$529,000	\$529,000	10/18/2012	\$286	260
201309210	Waterside	4192	Bay Beach	894	3	2	1863	1	0	2006	Bay	\$695,000	\$695,000	4/19/2013	\$373	24
201236612	Waterside	4192	Bay Beach	843	3	2	1863	1	0	2006	Bay, G/A V	\$549,900	\$537,500	2/25/2013	\$289	100
201237766	Gullwing	6620	Estero	702	3	2	1700	0	0	2000	Gulf Front	\$520,000	\$515,000	4/15/2013	\$303	116
201232537	Gullwing	6620	Estero	901	3	2	1700	0	0	2000	Gulf Front	\$499,000	\$480,000	1/29/2013	\$282	131
201218176	Gullwing	6620	Estero	602	3	2	1700	0	0	2000	Gulf Front	\$545,000	\$450,000	12/12/2012	\$265	168
201231454	Gullwing	6620	Estero	1006	3	2	1975	0	0	2000	Gulf Front	\$895,000	\$874,950	11/26/2012	\$443	59
201227182	Gullwing	6620	Estero	406	3	2	1975	0	0	2000	Gulf Front	\$799,000	\$790,000	9/21/2012	\$400	3
201123491	Gullwing	6620	Estero	401	3	2	1700	0	0	2000	Gulf Front	\$450,000	\$420,000	8/21/2012	\$247	404
AVERAGES							1809					\$563,883	\$549,041		\$303	193

11/19/2013

Lee County Tax Collector's Office

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Larry Hart, Tax Collector

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Real Property Information		New Search
Account	Tax Year	Status
03-47-24-W1-07601.0304	2013	OPEN
Original Account	Book/Page	
03-47-24-W1-07601.0304	3885/823	
Owner		
PARSONS JOHN R		
Physical Address	Mailing Address	
170 LENELL RD 304 FORT MYERS BEACH FL 33931	5325 BOOTH RD OXFORD OH 45056 USA	
Legal Description		
PALM HARBOR CLUB AT BAY BEACH CONDO DESC IN OR 3299/695 PH 1 BLDG 1 UNIT 304		
Outstanding Balance as of 11/20/2013		\$4,835.43

RENTAL PROPERTY HISTORY

11/20/2013

Palm Harbor Condominium Unit 304

Rental History

2011 -2014

Rental Year		Gross Rent	
2011		\$11,587.00	
2012		16,495.84	
2013		12,282.18	
2014 on books		10,275.00	
currently scheduled	bookings		
Arrival	Departure		
12/26/2013	1/11/2014		
2/1/2014	2/8/2014		
2/15/2014	2/22/2014		
2/22/2014	3/1/2014		
3/1/2014	3/15/2014		
3/15/2014	3/22/2014		
3/22/2014	3/29/2014		