



Property Record Information for 412033252001

The Charlotte County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

If a discrepancy is discovered in your property's records, or those of another, please bring it to our attention immediately.

Owner:

Property Location:

WEST COAST INLAND NAV DIST
200 MIAMI AVE E
VENICE, FL 34285-2408

Property Address: 100 KETTLE HARBOR DR

Property City & Zip: PLACIDA 33946

Business Name:

Ownership current through: 10/29/2025

General Parcel Information

Taxing District:	033
In City of Punta Gorda:	NO
Current Use:	VACANT STATE OTHER THAN MILITARY, FORESTS, PARKS, RECREATIONAL AREAS, HOSPITALS, COLLEGES
Future Land Use (Comp. Plan):	Coastal Residential
Zoning Code:	<u>BBI</u>
Market Area / Neighborhood	05/01/01
/ Subneighborhood:	
Map Number:	2B33N
Section/Township/Range:	33-41-20
SOH Base Year:	0
Waterfront:	YES

FEMA Flood Zone (Effective 12/15/2022)

Firm Panel	Floodway	SFHA	Flood Zone	FIPS	COBRA	Community	Base Flood Elevation (ft.)	Letter of Map Revision (LOMR)
0352G	OUT	IN	9AE	12015C	Outside of CBRA Zone	120061	9 NAVD88	

*If parcel has more than 1 flood zone, refer to the flood maps available on the GIS web site by clicking on View Map below. Flood term definitions.

For more information, please contact Building Construction Services at 941-743-1201.

2025 Certified Tax Roll Values, as of January 1, 2025

Approach	County	City	School	Other
Certified Just Value (<u>Just Value reflects 193.011 adjustment.</u>):	\$230,234	\$230,234	\$230,234	\$230,234
Certified Assessed Value:	\$202,876	\$202,876	\$230,234	\$202,876
Certified Exemption - 90 State Government Property	\$202,876	\$202,876	\$230,234	\$202,876
Certified Taxable Value:	\$0	\$0	\$0	\$0

Land Information

Line	Description	Land Use	Zoning	Unit Type	Units	Acreage	Land Value
1	PIE 004 000E 0020	8087	<u>BBL</u>	FRONT FOOT	55	0	\$270,864

*Land Value does not include 193.011 adjustment.

Land Value may be adjusted due to scrub jay habitat. You can access [the Board of County Commissioner's website](#) to determine if this parcel is within scrub jay habitat. For more information on scrub jay habitat within Charlotte County, see the [County's Natural Resources web site](#).

Legal Description:

Short Legal: PIE 004 000E 0020	Long Legal: PALM ISLAND ESTATES UN 4 BLK E LT 20 LESS THE SLY 25FT PER OR4786/2085 327/186
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Data Last Updated: 11/7/2025- Printed On: 11/8/2025.

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