



PARCEL REVIEW

DUE DILIGENCE REPORT

Property Details

Owner Name:	JEAN JESULA & YVES
Assessor's Parcel Number:	36-45-27-L1-05028.0170 (364527L1050280170)
Property Address:	1128 Haven Ave S, Lehigh Acres, FL, 33974
County, State:	Lee, FL
Subdivision:	Lehigh Acres
Lot Number:	17
Legal Description:	Lehigh Acres Unit 5 Blk 28 Pb 18 Pg 143 Lot 17
TRS:	T45S R27E SEC 36
Parcel Size:	0.26 acre
Terrain Type:	Wooded
Lot Dimensions:	120 ft N 90 ft E 125 ft S 90 ft W
Elevation:	30 ft
Flood Zone / Wetlands:	No
Notes:	See deed attached for complete legal description.

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/ut8egBthRjYPVGgS8
GPS Coordinates (Center):	26.52435, -81.57586

GPS Coordinates (4 corners):	26.5245, -81.5757 NE 26.5243, -81.5757 SE 26.5243, -81.5761 SW 26.5245, -81.5761 NW
City or County Limits:	County
School District:	Lee County School District
Access To Property:	Haven Ave. / Deauville St.
Road Type:	Paved
Who Maintains Roads:	County
Closest Highways:	FL-82 / I-75 / FL-29
Closest Major City:	Fort Myers, Florida, 33 min (21.5 miles)
Closest Small Town:	Lehigh Acres, Florida, 17 min (10.3 miles)
Closest Gas Station:	Mobil, 2938 Meadow Rd, Lehigh Acres, FL 33974, 4 min (2.7 miles)
Nearby Attractions:	Calusa Nature Center & Planetarium, 3450 Ortiz Ave, Fort Myers, FL 33905, 28 min (17.7 miles) Manatee Park, 10901 Palm Beach Blvd, Fort Myers, FL 33905, 29 min (22.0 miles) IMAG History & Science Center, 2000 Cranford Ave, Fort Myers, FL 33916, 30 min (20.7 miles)
Notes:	Satellite imagery is outdated and does not reflect new development nearby. See GIS images for accurate depiction of surrounding area.
Property Tax Information	
Assessed Taxable Value:	\$10,313 (2023)
Assessed Actual Value:	\$10,313 (2023)
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$416.07 (2023)
Notes:	Taxes are current.

Zoning & Restriction Information

Zoning / Property Use Code:	Single Family Residential (RS-1)
What can be built on the property?	Single-family Residence, etc. - Please see the attachment for details.
Time limit to build?	Building Permits are good for 1 year and can be extended.
Is camping allowed?	Per County, Not Allowed
Camping restrictions if any:	N/A
Are RV's allowed?	Per County, Not Allowed
RV restrictions if any:	N/A
Are mobile homes allowed?	Per County, Not Allowed
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Per County, Yes
Tiny home restrictions if any:	Must be built according to Florida building code.
Are short term vacation rentals allowed?	Per County, they do not regulate STVR
Vacation rental restrictions if any:	There is a condition for vacation rentals. Should not rent it out for more than 7 consecutive days.
Is property part of an HOA / POA?	Found a link for LOA online and as per them it's voluntary https://www.lehighacres.com/
HOA / POA dues, if any:	\$45 per year
Subdivision CC&R Availability:	Unable to locate, if any.
CC&R Information:	N/A
Deed Availability:	See attached.
Deed Information:	2022000083415
Notes:	Information above is based on County restrictions, unable to locate CC&R's, if any.

Utility Information

Water?	Would have to drill a well.
Sewer / Septic?	Would have to install septic.
Electric?	Would have to contact Lee County Electric Coop (239-656-2300)
Gas?	Would have to contact Jacobs Gas Propane Refill & Delivery (239-300-8025), Blossman Gas (239-244-1529), etc.
Waste?	Would have to contact Lee County Solid Waste (239-533-8000)
Notes:	As per FGUA, they do not service this area, well and septic would be required.

County Contact Information

County Website:	https://www.leegov.com/
Assessor Website:	https://www.leepa.org/
Treasurer Website:	https://leetc.com/
Recorder Website:	https://www.leeclerk.org/departments/official-records-services
GIS Website:	https://leegis.maps.arcgis.com/apps/webappviewer/index.html?id=7e191c1d00624168bbadf210cb56bb7c
Zoning Link:	https://www.capecoral.gov/department/community_development/city_planning_division/zoning_and_flu_maps.php
Phone number for Planning Dept:	(239) 574-0401
Phone number for Recorder:	(239) 533-5000
Phone number for Treasurer:	(239) 533-6000
Phone number for Assessor:	(239) 533-6100
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A

SPECIAL WARRANTY DEED

This instrument prepared by:

John M. Morgan, Attorney at Law

9001 Daniels Parkway, Ste 201

Fort Myers, Florida 33912

(239) 454-0572

File Number: 22-15666

Without examination of title.

THIS INDENTURE, Made this 9 day of March, 2022, between

Jessica Rodas, a married person, 5301 5th Street West, Lehigh Acres, Florida 33971,
Grantor, and

Jesula Jean and Yves Jean, wife and husband, 45 Fox Dale Road, Magnolia, Delaware
19962, Grantee

WITNESSETH, That said Grantor, for and in consideration of the sum of ---- TEN AND
00/100 DOLLARS ----, and other good and valuable considerations to said Grantor in hand
paid by said Grantee the receipt of which is hereby acknowledged, the Grantor does hereby
grant, bargain, sell and convey to Grantee, Grantee's heirs and assigns forever the following
described property in Lee County, Florida, to wit:

Lot 17, Block 28, Unit 5, Section 36, Township 45 South, Range 27 East, LEHIGH ACRES,
according to the plat thereof, as recorded in Plat Book 18, pages 138 through 147, inclusive,
of the Public Records of Lee County, Florida.

Also Known As: 1128 Haven Avenue South, Lehigh Acres, Florida 33974

Parcel Identification Number: 36-45-27-05-00028.0170

The subject property is not now, nor has it ever been, nor is it contiguous to, the Homestead
Property of the Grantor within the meaning of Article X, Section 4 of the Florida
Constitution.

Grantor does hereby bind Grantor and Grantor's heirs, successors, and assigns to warrant
and forever defend the title to the property to the Grantee above named and Grantee's heirs,
successors, and assigns, against every person lawfully claiming the property, or any part
thereof, by, through, or under the grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this deed on the day and year first
written. Signed, Sealed and delivered in our presence:

Allison Mullett
Witness (Two Required)
ALLISON MULLETTE
Typed or Printed Name of Witness

Jessica Rodas
Jessica Rodas

Leslie Aguilar
Witness (Two Required)
Leslie Aguilar
Typed or Printed Name of Witness

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of Physical presence OR
 Online notarization this 9th day of March, 2022 by

Jessica Rodas

Personally Known _____ OR Produced Identification: FL Driver License

Notary Seal, Expiration Date & Commission Number

Nicole Montenegro
Notary



Nicole Montenegro
Notary Public
State of Florida
Comm# MH106609
Expires 3/21/2025

Nicole Montenegro
Typed or Printed Name of Notary



Property Data

STRAP: 36-45-27-L1-05028.0170 Folio ID: 10434306

[Hurricane Helene Tax Roll Value Letter](#) [Hurricane Ian Tax Roll Value Letter](#)

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

JEAN JESULA & YVES
 45 FOX DALE RD
 MAGNOLIA DE 19962

Site Address
 Site Address maintained by **E911 Program Addressing**

1128 HAVEN AVE S
 LEHIGH ACRES FL 33974

Property Description
 Do not use for legal documents!

LEHIGH ACRES UNIT 5 BLK 28 PB 18 PG 143 LOT 17

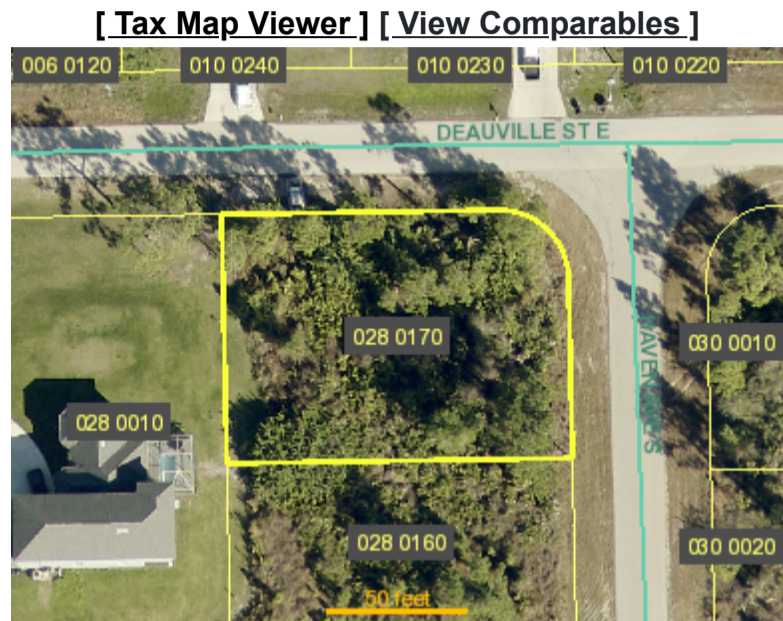
[View Recorded Plat at LeeClerk.org](#) - Use this link to do an Official Records search on the Lee County Clerk of Courts website, using 18 and 143 for the book and page numbers.

Attributes and Location Details

Total Bedrooms / Bathrooms	0
1st Year Building on Tax Roll	N/A
Historic Designation	No

Township	Range	Section	Block	Lot
45	27E	36	05028	0170
Municipality	Latitude	Longitude		
Lee County Unincorporated - L (Newer Subdivisions)	26.52439	-81.57587		

[View Parcel on Google Maps](#)



[Pictometry Aerial Viewer]



Property Values / Exemptions / TRIM Notices

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Property Details (Current Working Values)

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Property Details (2024 TRIM)

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Taxing Authorities

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Sales / Transactions

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Sale Price	Date	Clerk File Number	Type	Notes	Vacant/Improved
15,000.00	03/09/2022	2022000083415	01	Sales Questionnaire Complete	V
5,000.00	05/13/2020	2020000134591	01		V
0.00	09/26/2009	2020000134592	11		V

0.00	09/26/2009	2020000027723	11	V
6,200.00	06/01/1987	1925/63	07	V
4,100,000.00	05/31/1986	1854/2266	04	V

[View Recorded Plat at LeeClerk.org](#)

Use the above link to do a search on the Lee County Clerk of Courts website, using **18** and **143** for the book and page numbers and **Plats Book** for the book type.

Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Parcel Numbering History

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Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
36-45-27-05-00028.0140	N/A	Split (From another Parcel)	N/A
36-45-27-05-00028.0170	N/A	Reserved for Renumber ONLY	11/14/2022

Solid Waste (Garbage) Roll Data

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Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
004 - Service Area 4	-		0	0.00
	Collection Days			
Garbage	Recycling	Horticulture		
Tuesday	Tuesday	Tuesday		

Flood and Storm Information

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Community	Flood Insurance Panel	Find my flood zone Version	Date	Evacuation Zone
071C	0490	F	8/28/2008	NC

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