J&M Research Firm

PRELIMINARY PARCEL SCREEN

Prepared 2026-10-24 from public records
Lee County, Florida

Illustrative example. A real public parcel screened to show what a J&M screen contains. It was not prepared for any buyer. It is **not** an offer or listing: J&M has not contacted the owner and does not know whether the lot is for sale. Buildability has **not** been determined.

2401 E 17th St, Lehigh Acres · 33972 · vacant residential

Legal description on the record: LEHIGH ACRES UNIT 6 BLK 23 PB 15 PG 13 LOT 12 W 1/2

Clarifications. Sale codes reviewed October 26. Access and utility limits clarified November 23. Both use the original October 24, 2026 records.

AT A GLANCE

PARCEL
114427L406023012A
Folio 10367786 · official record

LOT AREA
0.25 acre · 10,890 sq ft stated
Boundary measures about 10,894 sq ft (GIS, not a survey)

ZONING (MAP)
RS-1
Matches the appraiser record · district polygon verified 2014-02-04

FLOOD (FEMA)
Outside the special flood hazard area
Zone X (area of minimal flood hazard) · Lee County FIRM panel 12071C0336F (eff. 2008-08-28)

WETLANDS (NWI)
None mapped on the lot
Map screen only; does not rule out regulated wetlands

ACCESS
Apparent frontage on mapped E 17th St
Road layer records pavement. Check the plat and deed for legal access and visit the site to verify that the road is built and passable.

UTILITIES
Florida Governmental Utility Authority franchise area
Franchise areas do not establish mains, service or connection costs

RECORDED OWNER
Company, mailing address in FL
Name withheld in this public sample; owner not contacted

LATEST QUALIFIED SALE
2025-03-07 · $24,000
Code 01: qualified arm's-length sale (appraiser) · instrument 2025000072249 · a later transfer is recorded (see item 2)

2026 JUST VALUE
$14,348
Just (market) value on the 2026 roll; not an asking price

ASSESSMENT

On the public record this is a 0.25-acre vacant residential lot, zoned RS-1 on the county map, outside FEMA's special flood hazard area, with no mapped wetland and apparent frontage on a road mapped as paved. Its latest qualified sale (2025-03-07, $24,000) is coded as an arm's-length sale, but the state roll records a later $100 transfer that may have changed the owner or how title is held. **Before relying on it, an acquisitions team should confirm 5 items**, led by utility availability: the lot is inside a utility's franchise area, but the franchise maps do not establish a usable connection.

WHAT TO VERIFY NEXT

1. **Utility availability.** Utilities: the lot is inside FGUA's water and wastewater franchise areas, and the 2021 county sewer-served layer does not cover it. These records do not establish service, connection costs or the need for well and septic. Ask FGUA for an availability and fee letter. Check private well and septic feasibility and permitting separately if needed.
   Where: Florida Governmental Utility Authority: request an availability letter. For private systems, check well permitting (Lee County Division of Natural Resources) and septic permitting (Florida DEP onsite sewage program)
2. **Unexplained 2025 transfer.** The state roll file records a 2025-08 transfer of $100 [11 = disqualified: corrective, quitclaim or tax deed, minimum documentary stamps, or no stamps paid] that is not in the county's four-sale history. Look up clerk instrument 2025000263369.
   Where: Lee County Clerk of Court official records search, by instrument number
3. **Part-lot legal description.** The record describes LOT 12 W 1/2, so the lot is half of a platted lot.
   Where: Recorded plat (PB 15 PG 13) and the vesting deed, Lee County Clerk
4. **Protected species.** Only the county's bald eagle nest buffer layer is available here (none touches the lot); no other public species layer is configured for unincorporated Lee County.
   Where: Florida Fish and Wildlife Conservation Commission records, or a site survey
5. **Zoning use and setbacks.** The map district is RS-1; permitted use, setbacks and minimum-lot rules are set by the zoning code, not the map.
   Where: Lee County Department of Community Development: zoning verification letter

RECORDED FACTS AND HOW THEY WERE CHECKED

Verified as recorded confirmed in the cited records, not on the ground

- Parcel 114427L406023012A exists in the current county layer and in the state 2026 roll file; land use VACANT RESIDENTIAL (county code 00, state roll code 000); just value $14,348 (roll: $14,348, agrees); building value $0.
- Ownership: an owner of record is shown on the public record: type company, mailing address in FL (name not copied). The appraiser warns the listed owner may not be the fee simple title holder; title needs a title search.
- The record coordinate used for point checks lies inside the parcel boundary.
- County 911 address point(s): 2401 E 17TH ST (inside the lot); matches the appraiser's site address.
- Lot area: stated 10,890 sq ft (record and state roll); boundary polygon measures about 10,894 sq ft (0.0% difference); sides about 104 x 104 x 104 x 104 ft; record frontage/depth fields not recorded (0/0). GIS boundaries are not surveys.
- Zoning: the whole parcel falls in RS-1 on the Lee County Department of Community Development, Division of Zoning map, matching the appraiser record. Map district only: uses, setbacks and minimum lot rules need the authority's confirmation.
- Latest sale 2025-03-07, $24,000, coded 01 = qualified arm's-length sale (deed examined) by the appraiser, on this parcel only. As recorded; the deed itself was not read.

Map observations approximate GIS screens

- The legal description describes a part lot ("LEHIGH ACRES UNIT 6 BLK 23 PB 15 PG 13 LOT 12 W 1/2"). Confirm against the recorded plat and deed.
- FEMA: no special flood hazard area touches the parcel boundary; zones touching it: X (area of minimal flood hazard). A map screen, not an elevation certificate.
- NWI: no mapped wetland or water polygon touches the parcel. This does not rule out regulated wetlands.
- Roads: E 17TH ST 8 m from the lot line (PAVED, county-maintained, right-of-way 50 ft); JOEL BLVD 21 m from the lot line (PAVED, county-maintained, right-of-way not recorded). Apparent frontage on E 17TH ST, consistent with the site address. Check the plat and deed for legal access. Whether the road is built and passable requires a site visit.
- Potable water franchise area (which utility is authorized to serve): franchise holder Florida Governmental Utility Authority.
- Wastewater franchise area: franchise holder Florida Governmental Utility Authority.
- Lehigh Acres sewer-served areas (county layer, last edited 2021-12): the lot is outside this layer's coverage.
- Bald eagle nest buffer touching the parcel: none.

Sale history (each code read with the FDOR code list in force on its sale date; sales outside the years on file are left unresolved). County, newest first: 2025-03-07 $24,000 [01 = qualified arm's-length sale (deed examined)] instrument 2025000072249; 2024-12-17 $15,519 [11 = disqualified: corrective, quitclaim or tax deed, minimum documentary stamps, or no stamps paid] instrument 2024000340872; 2009-12-22 $2,000 [11 (meaning for a 2009 sale not established: no FDOR code list for that year on file)] instrument 2009000340595; 1976-07-02 $2,000 [08 (meaning for a 1976 sale not established: no FDOR code list for that year on file)] instrument OR Book 1153 Page 1680. State roll file: 2025-03 $24,000 [01 = qualified arm's-length sale (deed examined)] clerk no. 2025000072249; 2025-08 $100 [11 = disqualified: corrective, quitclaim or tax deed, minimum documentary stamps, or no stamps paid] clerk no. 2025000263369.

Flood map index. The Lee County panel 12071C0336F maps this lot. FEMA's panel index also lists 12051C0165D (eff. 2015-07-06) (Hendry County) at this point because panel rectangles extend past county lines; it is not a second flood map for the lot.

SOURCES AND DATES

SOURCE (READ 2026-10-24)	CUSTODIAN	DATA LAST EDITED
Parcels	Lee County Property Appraiser (records) joined to parcel boundaries by Lee County Government GIS	2026-10-24
Flood Hazard Zones	FEMA National Flood Hazard Layer (effective flood maps)	not published by the source
FIRM Panels	FEMA National Flood Hazard Layer (effective flood maps)	not published by the source
NG911AddressPoints	Lee County Government (NG911 address points)	2026-10-24
National Wetlands Inventory polygons touching the parcel	U.S. Fish and Wildlife Service (National Wetlands Inventory)	not published by the source
Unincorporated Lee County zoning district at the parcel	Lee County Department of Community Development, Division of Zoning	not published by the source
Potable water franchise area (which utility is authorized to serve)	Lee County Government (utilities GIS)	2025-02-26
Wastewater franchise area	Lee County Government (utilities GIS)	2025-02-25
Lehigh Acres sewer areas served (county layer, last edited 2021-12)	Lee County Government	2021-12-02
Mapped road centerlines within 25 m of the parcel boundary	Lee County Government (DOT road centerlines)	2026-10-14
Bald eagle nest buffer touching the parcel	Lee County Government (Accela permitting base layers)	not published by the source
Florida DOR 2026 Final NAL roll file, Lee County	Florida Department of Revenue (from the county property appraiser's roll)	posted by FDOR 2026-10-13

HOW THIS SCREEN WAS PRODUCED

33 read-only public requests, then a separate audit pass of J&M's engine that re-reads every layer, measures the whole boundary and pulls the full sale history (30 more requests): 7 items verified as recorded, 9 map observations, 2 left unresolved for a person to confirm (items 1 and 2 above), 0 corrections. Deterministic code; no AI model wrote the findings. The original screen was reviewed against the live public sources before its release; this offline re-read of its sale codes was not. Owner names and mailing addresses are read only to classify the owner type and are not stored.

LIMITATIONS

Preliminary public-records research to save acquisition time. It is not a survey, title search, zoning verification, utility confirmation, environmental assessment, appraisal or legal advice. GIS boundaries and map layers are approximate. Public records can lag or be wrong; the appraiser notes that the listed owner may not be the fee simple title holder. Verify every item above before you buy.

J&M Research Firm provides public-records research for land buyers. J&M is not a real estate broker, surveyor, engineer, attorney, title agent or appraiser, and does not contact owners or negotiate on anyone's behalf. Records read 2026-10-24 19:10 UTC.