



Leon County Property Appraiser - Parcel Details

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Disclaimer: The parcel description is a reference to descriptions recorded in the official records of the Leon County Clerk of Court. Neither parcel descriptions nor location addresses should be used in the preparation of deeds or other property conveyances.

Parcel Summary

Parcel Number 110250 CT0071	Location 2399 MERRIGAN PL
Owner(s) FIORICA ANTHONY & CAROLYN REVOCABLE TRUS FIORICA ANTHONY M TRUSTEE	Property Use 0107 - TOWNHOUSE
Mailing Address 1324 COCONUT PALM CIR PORT ORANGE FL 32128-7463	Parcel Description KILLEARN ESTATES UNIT 23 LOT 7 (B) BLOCK CT OR 1092/122 2395/1129 OR 2419/2000 2002
Subdivision KILLEARN ESTATES UNIT NO 23	Tax District 1 - CITY
Acreage 0.0700	Parent Parcel

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
12/30/2024	\$229,900	6018/1230	Warranty Deed	Improved
1/7/2022	\$202,500	5688/172	Trustee'S Deed	Improved
2/27/2019	\$139,000	5290/2312	Warranty Deed	Improved

Homestead Information

Tax Year	Status	Details
2026	No	
2025	No	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$40,000	\$168,656	\$208,656	\$0	\$0
2024	\$40,000	\$164,282	\$204,282	\$0	\$0
2023	\$40,000	\$154,164	\$194,164	\$0	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$208,656	\$208,656	\$0	\$208,656
Leon County - Emergency Medical Service	0.75000	\$208,656	\$208,656	\$0	\$208,656
Children Services Council	0.34770	\$208,656	\$208,656	\$0	\$208,656
School - State Law	3.11800	\$208,656	\$208,656	\$0	\$208,656
School - Local Board	2.24800	\$208,656	\$208,656	\$0	\$208,656
City of Tallahassee	4.40720	\$208,656	\$208,656	\$0	\$208,656
NW FL Water Management	0.02070	\$208,656	\$208,656	\$0	\$208,656

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Townhome	1980	1,296	612

Characteristics

Tax Year	2025
Stories	2
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	2/2/1
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	648
A1	Utility Finished	77
A2	Carport Finished	198
A3	Open Porch Finish	144
A4	Upper Story Finished	648

Sketch

