

**Leon County Property Appraiser - Parcel Details**

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 1108204270000	Location 3255 CAPITAL CIR NE OFC Additional Locations Not Listed
Owner(s) CAPITAL RIDGE APARTMENTS FL OWNER LLC	Property Use 0300 - MULTI-FAMILY(10 OR MORE UNITS)
Mailing Address C/O MORGAN PROPERTIES ACQUISITION COMPANY LLC 112 S FRENCH ST STE 105-MP WILMINGTON DE 19801-5035	Parcel Description SECTION 8 T1N R1E OR 6098/1422
Subdivision UNPLATTED LAND	Tax District 1 - CITY
Acreage 4.2500	Parent Parcel

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
9/16/2025	\$4,500,000	6098/1422	Warranty Deed	Improved
1/1/1983	\$239,800	1053/1592	Warranty Deed	Vacant

Homestead Information

Tax Year	Status	Details
2026	No	
2025	No	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$595,000	\$3,143,989	\$3,738,989	\$0	\$0
2024	\$539,000	\$2,986,268	\$3,525,268	\$0	\$0
2023	\$490,000	\$2,840,507	\$3,330,507	\$0	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$3,738,989	\$3,449,986	\$0	\$3,449,986
Leon County - Emergency Medical Service	0.75000	\$3,738,989	\$3,449,986	\$0	\$3,449,986
Children Services Council	0.34770	\$3,738,989	\$3,449,986	\$0	\$3,449,986
School - State Law	3.11800	\$3,738,989	\$3,738,989	\$0	\$3,738,989
School - Local Board	2.24800	\$3,738,989	\$3,738,989	\$0	\$3,738,989
City of Tallahassee	4.40720	\$3,738,989	\$3,449,986	\$0	\$3,449,986
NW FL Water Management	0.02070	\$3,738,989	\$3,449,986	\$0	\$3,449,986

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Commercial	Standard Apartments	1983	4,080	0

Characteristics

Tax Year	2025
Improvement Name	
Identical Buildings	1
Units	70
Exterior Wall	Siding Avg.
Frame	Wood Beam & Col.
Roof Frame	Gable & Hip

Measurements

Area	Description	SqFt
A0	Multiple Res (Low Rise)	4080

Sketch

