

**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 110945 B0410	Location 2760 RAINTREE CIR
Owner(s) MANSBERGER LUKE GAITHER	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 2760 RAINTREE CIR TALLAHASSEE FL 32308-3828	Parcel Description EASTGATE UNIT 1 LOT 41 BLOCK B OR 1425/997 2178/1194
Subdivision EASTGATE UNIT NO 1	Tax District 1 - CITY
Acreage 0.2100	Parent Parcel

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
8/22/2025	\$280,000	6091/895	Warranty Deed	Improved
8/12/2025	\$100	6091/894	Corrective Deed	Improved
6/24/2025	\$100	6070/1405	Quit Claim	Improved

Homestead Information

Tax Year	Status	Details
2026	No	
2025	Yes	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$50,000	\$201,708	\$251,708	\$94,655	\$0
2024	\$50,000	\$192,145	\$242,145	\$89,518	\$0
2023	\$50,000	\$187,274	\$237,274	\$89,092	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$251,708	\$157,053	\$50,722	\$106,331
Leon County - Emergency Medical Service	0.75000	\$251,708	\$157,053	\$50,722	\$106,331
Children Services Council	0.34770	\$251,708	\$157,053	\$50,722	\$106,331
School - State Law	3.11800	\$251,708	\$157,053	\$25,000	\$132,053
School - Local Board	2.24800	\$251,708	\$157,053	\$25,000	\$132,053
City of Tallahassee	4.40720	\$251,708	\$157,053	\$50,722	\$106,331
NW FL Water Management	0.02070	\$251,708	\$157,053	\$50,722	\$106,331

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1973	1,700	528

Characteristics

Tax Year	2025
Stories	2
Exterior Wall	Concrete Blk/Wd
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	1172
A1	Bsmt Finished	528
A2	Bsmt Garage Unfinished	528

Sketch

