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# 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**<br>11262100K0090 | **Location**<br>252 TULANE WAY |
| **Owner(s)**<br>MUEHLHOFF JASON JOHN<br>MUEHLHOFF SUMMER | **Property Use**<br>0100 - SINGLE FAMILY RESIDENTIAL |
| **Mailing Address**<br>252 TULANE WAY<br>TALLAHASSEE FL 32317-9108 | **Parcel Description**<br>SECTION 26 T1N R1E<br>FALLSCHASE RESIDENTIAL PHASE 6 PB 25/80<br>LOT 9 BLOCK K |
| **Subdivision**<br>FALLSCHASE RESIDENTIAL PHASE 6 | **Tax District**<br>1 - CITY |
| **Acreage**<br>0.1400 | **Parent Parcel** |

## Sales Information

| Sale Date | Sale Price | Book/Page | Instrument Type | Improved/Vacant |
|---|---|---|---|---|
| 6/27/2025 | $453,100 | 6073/779 | Warranty Deed | Improved |
| 1/19/2024 | $4,535,000 | 5919/1289 | Warranty Deed | Vacant |
| 8/17/2023 | $0 | 5877/1450 | Corrective Deed | Vacant |

## Homestead Information

| Tax Year | Status | Details |
|---|---|---|
| 2027 | Yes | If no change in ownership occurs before Jan 1, 2027 |
| 2026 | Yes | |

## Certified Value History

| Tax Year | Land | Building | Total Market | Homestead Savings | Classified Use |
|---|---|---|---|---|---|
| 2026 | $75,000 | $295,306 | $370,306 | $0 | $0 |
| 2025 | $75,000 | $0 | $75,000 | $0 | $0 |
| 2024 | $8,000 | $0 | $8,000 | $0 | $0 |

## 2026 Certified Taxable Value

| Taxing Authority | Millage Rate | Market | Assessed | Exempt | Taxable |
|---|---|---|---|---|---|
| Leon County | 8.31440 | $370,306 | $370,306 | $51,411 | $318,895 |
| Leon County - Emergency Medical Service | 0.75000 | $370,306 | $370,306 | $51,411 | $318,895 |
| Children Services Council | 0.33530 | $370,306 | $370,306 | $51,411 | $318,895 |
| School - State Law | 3.09500 | $370,306 | $370,306 | $25,000 | $345,306 |
| School - Local Board | 2.24800 | $370,306 | $370,306 | $25,000 | $345,306 |
| City of Tallahassee | 4.25730 | $370,306 | $370,306 | $51,411 | $318,895 |
| NW FL Water Management | 0.02010 | $370,306 | $370,306 | $51,411 | $318,895 |
| | | | | | |

## Building

| Building Use | Building Type | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|---|---|---|---|---|
| Residential | Single Family | 2025 | 1,730 | 566 |

## Characteristics

| | |
|---|---|
| Tax Year | 2026 |
| Stories | 1 |
| Exterior Wall | Siding Average |
| Roof Frame | Wood Framed/Truss |
| Roof Cover | Composition Shingle |
| Bed/Bath/Half | 3/2/0 |
| Pool | No |

## Measurements

| Area | Description | SqFt |
|---|---|---|
| A0 | Main Building | 1730 |
| A1 | Open Porch Finish | 100 |
| A2 | Garage Finished | 420 |
| A3 | Open Porch Finish | 46 |
| | | |

## Sketch

