

**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 1127202400000	Location 3211 MAHAN DR
Owner(s) CIRCLE K STORES INC	Property Use 1100 - STORES, ONE STORY
Mailing Address C/O FUEL SOUTH INC PO BOX 52085 DC-59 PHOENIX AZ 85072	Parcel Description 27 1N 1E IN E 1/2 OF NW 1/4 OF NW 1/4 OR 1192/837 LS R/W 1479/1509 OR 2268/1407 (FKA SING OIL) BNV WESTERN TRUST CO-TRUSTEE
Subdivision UNPLATTED LAND	Tax District 1 - CITY
Acreage 0.8730	Parent Parcel 1127202150000

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
11/15/2003	\$0	4471/127	Corporate Merger	Improved
6/1/1999	\$1,864,800	2268/1407	Warranty Deed	Improved
1/1/1986	\$160,000	1192/0837	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	\$319,435	\$490,833	\$810,268	\$0	\$0
2024	\$289,013	\$467,922	\$756,935	\$0	\$0
2023	\$273,802	\$446,686	\$720,488	\$0	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$810,268	\$810,268	\$0	\$810,268
Leon County - Emergency Medical Service	0.75000	\$810,268	\$810,268	\$0	\$810,268
Children Services Council	0.34770	\$810,268	\$810,268	\$0	\$810,268
School - State Law	3.11800	\$810,268	\$810,268	\$0	\$810,268
School - Local Board	2.24800	\$810,268	\$810,268	\$0	\$810,268
City of Tallahassee	4.40720	\$810,268	\$810,268	\$0	\$810,268
NW FL Water Management	0.02070	\$810,268	\$810,268	\$0	\$810,268

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Commercial	Conv-Store/Gas	1987	3,234	300

Characteristics

Tax Year	2025
Improvement Name	
Identical Buildings	1
Units	
Exterior Wall	Concrete Blk/Brick
Frame	Masonry Pil./Stl
Roof Frame	Bar Joist/Rigid Frame

Measurements

Area	Description	SqFt
A0	Mini-Mart Convenience Store	3234
A2	Canopy	300

Sketch

