



## 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 1129206100000	Location 1725 MAHAN DR
Owner(s) SIXTH AVENUE VENTURES LLC	Property Use 1800 - OFFICE BUILDINGS/NONPROF/MULTI
Mailing Address 254 E 6TH AVE TALLAHASSEE FL 32303-6208	Parcel Description 29 1N 1E 1 A IN SE 1/4 OF SW 1/4 OR 1194/2116 1280/1026
Subdivision UNPLATTED LAND	Tax District 1 - CITY
Acreage 1.0000	Parent Parcel

### Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
8/5/2024	\$1,440,000	5977/1064	Warranty Deed	Improved
1/10/2017	\$771,000	5015/1400	Warranty Deed	Improved
8/11/2016	\$519,400	4962/948	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	\$176,963	\$970,655	\$1,147,618	\$0	\$0
2024	\$169,884	\$788,989	\$958,873	\$0	\$0
2023	\$162,806	\$704,088	\$866,894	\$0	\$0

### 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$1,147,618	\$1,147,618	\$0	\$1,147,618
Leon County - Emergency Medical Service	0.75000	\$1,147,618	\$1,147,618	\$0	\$1,147,618
Children Services Council	0.34770	\$1,147,618	\$1,147,618	\$0	\$1,147,618
School - State Law	3.11800	\$1,147,618	\$1,147,618	\$0	\$1,147,618
School - Local Board	2.24800	\$1,147,618	\$1,147,618	\$0	\$1,147,618
City of Tallahassee	4.40720	\$1,147,618	\$1,147,618	\$0	\$1,147,618
NW FL Water Management	0.02070	\$1,147,618	\$1,147,618	\$0	\$1,147,618

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Commercial	Office	1987	12,451	2,575

## Characteristics

<b>Tax Year</b>	2025
<b>Improvement Name</b>	
<b>Identical Buildings</b>	1
<b>Units</b>	
<b>Exterior Wall</b>	<b>Siding Avg.</b>
<b>Frame</b>	<b>Rigid Frame</b>
<b>Roof Frame</b>	<b>Bar Joist/Rigid Frame</b>

## Measurements

Area	Description	SqFt
A0	Office Building	4817
A1	Open Porch Finish	575
A2	Office Building - Bsmt	2882
A3	Utility Unfinished	434
A4	Utility Finished	1436

## Sketch

