



# Leon County Property Appraiser - Parcel Details

Printed on: 04/04/2025

The Tax Roll is compiled by Legal Descriptions recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

## Parcel Summary

|   |  |                                 |
|---|--|---------------------------------|
| Parcel Number<br>1130204120000                        | Location<br>606 N MAGNOLIA DR                                      | Additional Locations Not Listed |
| Owner(s)<br>ALTEREDFLIP LLC                           | Property Use<br>0800 - MFR < 10 UNITS - RESIDENTIAL                |                                 |
| Mailing Address<br>6130 SW 46TH TER<br>MIAMI FL 33155 | Legal<br>30 1N 1E<br>IN SE 1/4 OF SE 1/4<br>OR 1335/2069 2455/1382 |                                 |
| Subdivision<br>UNPLATTED LAND                         | Tax District<br>1 - CITY   |                                 |
| Acreage<br>0.2800                                     | Parent Parcel  |                                 |

## Sales Information

| Sale Date | Sale Price | Book/Page | Instrument Type | Improved/Vacant |
|-----------|------------|-----------|-----------------|-----------------|
| 6/6/2024  | \$290,000  | 5960/1223 | Warranty Deed   | Improved        |
| 11/1/2023 | \$100      | 5900/322  | Trustee'S Deed  | Improved        |
| 3/11/2023 | \$0        | 5898/530  | Probate         | Improved        |

## Homestead Information

| Tax Year | Status | Details |
|----------|--------|---------|
| 2025     | No     |         |
| 2024     | No     |         |

## Certified Value History

| Tax Year | Land     | Building  | Total Market | Homestead Savings | Classified Use |
|----------|----------|-----------|--------------|-------------------|----------------|
| 2024     | \$40,000 | \$128,242 | \$168,242    | \$0               | \$0            |
| 2023     | \$40,000 | \$118,785 | \$158,785    | \$0               | \$0            |
| 2022     | \$30,000 | \$102,321 | \$132,321    | \$0               | \$0            |

## 2024 Certified Taxable Value

| Taxing Authority                        | Millage Rate | Market    | Assessed  | Exempt | Taxable   |
|---|--------------|-----------|-----------|--------|-----------|
| Leon County                             | 8.31440      | \$168,242 | \$168,242 | \$0    | \$168,242 |
| Leon County - Emergency Medical Service | 0.75000      | \$168,242 | \$168,242 | \$0    | \$168,242 |
| Children Services Council               | 0.34770      | \$168,242 | \$168,242 | \$0    | \$168,242 |
| School - State Law                      | 3.13600      | \$168,242 | \$168,242 | \$0    | \$168,242 |
| School - Local Board                    | 2.24800      | \$168,242 | \$168,242 | \$0    | \$168,242 |
| City of Tallahassee                     | 4.42000      | \$168,242 | \$168,242 | \$0    | \$168,242 |
| NW FL Water Management                  | 0.02180      | \$168,242 | \$168,242 | \$0    | \$168,242 |
|   |              |           |           |        |           |

## Building

| Building Use | Building Type | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|--------------|---------------|------------|--------------------|----------------|
| Residential  | Multi Family  | 1956       | 1,836              | 198            |

### Characteristics

|               |                     |
|---------------|---------------------|
| Tax Year      | 2024                |
| Stories       | 1                   |
| Exterior Wall | Common Brick Const  |
| Roof Frame    | Wood Framed/Truss   |
| Roof Cover    | Composition Shingle |
| Bed/Bath/Half | 4/2/0               |
| Pool          | No                  |

### Measurements

| Area | Description       | SqFt |
|------|-------------------|------|
| A0   | Main Building     | 1836 |
| A1   | Screen Porch Fin  | 63   |
| A2   | Screen Porch Fin  | 63   |
| A3   | Open Porch Finish | 36   |
| A4   | Open Porch Finish | 36   |

## Sketch

