



# Leon County Property Appraiser - Parcel Details

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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>1131204440000                             | Location<br>1012 S MAGNOLIA DR  | Additional Locations Not Listed |
| Owner(s)<br>JAI AMBE PROPERTY 5 LLC                        | Property Use<br>1600 - COMMUNITY SHOPPING CENTERS                                 |                                 |
| Mailing Address<br>2224 UPLAND WAY<br>TALLAHASSEE FL 32311 | Parcel Description<br>SEC 31 1N 1E<br>OR 1904/2316 PARCEL 4<br>OR 956/686 960/247 |                                 |
| Subdivision<br>UNPLATTED LAND                              | Tax District<br>1 - CITY  |                                 |
| Acreage<br>0.2600  | Parent Parcel   |                                 |

## Sales Information

| Sale Date  | Sale Price  | Book/Page | Instrument Type | Improved/Vacant |
|------------|-------------|-----------|-----------------|-----------------|
| 12/15/2023 | \$1,200,000 | 5911/704  | 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     | \$33,412 | \$123,444 | \$156,856    | \$0               | \$0            |
| 2024     | \$32,279 | \$106,608 | \$138,887    | \$0               | \$0            |
| 2023     | \$31,147 | \$83,551  | \$114,698    | \$0               | \$0            |

## 2025 Certified Taxable Value

| Taxing Authority                        | Millage Rate | Market    | Assessed  | Exempt | Taxable   |
|---|--------------|-----------|-----------|--------|-----------|
| Leon County                             | 8.31440      | \$156,856 | \$152,776 | \$0    | \$152,776 |
| Leon County - Emergency Medical Service | 0.75000      | \$156,856 | \$152,776 | \$0    | \$152,776 |
| Children Services Council               | 0.34770      | \$156,856 | \$152,776 | \$0    | \$152,776 |
| School - State Law                      | 3.11800      | \$156,856 | \$156,856 | \$0    | \$156,856 |
| School - Local Board                    | 2.24800      | \$156,856 | \$156,856 | \$0    | \$156,856 |
| City of Tallahassee                     | 4.40720      | \$156,856 | \$152,776 | \$0    | \$152,776 |
| NW FL Water Management                  | 0.02070      | \$156,856 | \$152,776 | \$0    | \$152,776 |
|   |              |           |           |        |           |

## Building

| Building Use | Building Type      | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|--------------|--------------------|------------|--------------------|----------------|
| Commercial   | Convenience Center | 1962       | 2,000              | 240            |

## Characteristics

|                     |                     |
|---------------------|---------------------|
| Tax Year            | 2025                |
| Improvement Name    |                     |
| Identical Buildings | 1                   |
| Units               |                     |
| Exterior Wall       | Concrete Block      |
| Frame               | Masonry Pil./Stl    |
| Roof Frame          | Reinforced Concrete |

## Measurements

| Area | Description               | SqFt |
|------|---------------------------|------|
| A0   | Neighborhood Shopping Ctr | 2000 |
| A1   | Canopy                    | 240  |
|      |                           |      |
|      |                           |      |
|      |                           |      |

## Sketch

