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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>140350 0026 | **Location**<br>7119 BEECH RIDGE TRL |
| **Owner(s)**<br>MARKET RATE RENTALS LLC | **Property Use**<br>1800 - OFFICE BUILDINGS/NONPROF/MULTI |
| **Mailing Address**<br>7119 BEECH RIDGE TRL<br>TALLAHASSEE FL 32312-3609 | **Parcel Description**<br>SECTION 15 T2N R1E<br>KILLEARN LAKES UNIT 1 PB 6/26<br>OR 1132/1751 |
| **Subdivision**<br>KILLEARN LAKES | **Tax District**<br>2 - COUNTY |
| **Acreage**<br>0.4000 | **Parent Parcel**<br>140350 0011 |

## Sales Information

| Sale Date | Sale Price | Book/Page | Instrument Type | Improved/Vacant |
|---|---|---|---|---|
| 1/23/2026 | $537,500 | 6136/2254 | Warranty Deed | Improved |
| 8/2/2022 | $650,000 | 5762/2348 | Warranty Deed | Improved |
| 9/30/2016 | $475,000 | 4981/894 | Warranty Deed | Improved |

## Homestead Information

| Tax Year | Status | Details |
|---|---|---|
| 2027 | No | |
| 2026 | No | |

## Certified Value History

| Tax Year | Land | Building | Total Market | Homestead Savings | Classified Use |
|---|---|---|---|---|---|
| 2026 | $74,488 | $237,965 | $312,453 | $0 | $0 |
| 2025 | $74,488 | $231,169 | $305,657 | $0 | $0 |
| 2024 | $70,567 | $198,022 | $268,589 | $0 | $0 |

## 2026 Certified Taxable Value

| Taxing Authority | Millage Rate | Market | Assessed | Exempt | Taxable |
|---|---|---|---|---|---|
| Leon County | 8.31440 | $312,453 | $312,453 | $0 | $312,453 |
| Leon County - Emergency Medical Service | 0.75000 | $312,453 | $312,453 | $0 | $312,453 |
| Children Services Council | 0.33530 | $312,453 | $312,453 | $0 | $312,453 |
| School - State Law | 3.09500 | $312,453 | $312,453 | $0 | $312,453 |
| School - Local Board | 2.24800 | $312,453 | $312,453 | $0 | $312,453 |
| NW FL Water Management | 0.02010 | $312,453 | $312,453 | $0 | $312,453 |
| | | | | | |
| | | | | | |

## Building

| Building Use | Building Type | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|---|---|---|---|---|
| Commercial | Office | 1985 | 4,159 | 215 |

## Characteristics

| | |
|---|---|
| Tax Year | 2026 |
| Improvement Name | |
| Identical Buildings | 1 |
| Units | |
| Exterior Wall | Siding Above Avg. |
| Frame | Wood Beam & Col. |
| Roof Frame | Gable & Hip |

## Measurements

| Area | Description | SqFt |
|---|---|---|
| A0 | Office Building | 3303 |
| A2 | Office Building | 856 |
| A2 | Open Porch Finish | 12 |
| A3 | Open Porch Finish | 21 |
| A4 | Utility Finished | 182 |

## Sketch

