



# 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 140350 0027	Location 7117 BEECH RIDGE TRL
Owner(s) MARKET RATE RENTALS LLC	Property Use 1800 - OFFICE BUILDINGS/NONPROF/MULTI
Mailing Address 7117 BEECH RIDGE TRL TALLAHASSEE FL 32312-3609	Parcel Description SECTION 15 T2N R1E KILLEARN LAKES UNIT 1 PB 6/26 OR 3841/1901 PARCEL 1A
Subdivision KILLEARN LAKES	Tax District 2 - COUNTY
Acreage 0.5170	Parent Parcel 140320 0011

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
1/23/2026	\$437,500	6136/2083	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
2026	No	
2025	No	

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$64,185	\$204,821	\$269,006	\$0	\$0
2024	\$60,807	\$175,857	\$236,664	\$0	\$0
2023	\$57,429	\$156,253	\$213,682	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$269,006	\$258,555	\$0	\$258,555
Leon County - Emergency Medical Service	0.75000	\$269,006	\$258,555	\$0	\$258,555
Children Services Council	0.34770	\$269,006	\$258,555	\$0	\$258,555
School - State Law	3.11800	\$269,006	\$269,006	\$0	\$269,006
School - Local Board	2.24800	\$269,006	\$269,006	\$0	\$269,006
NW FL Water Management	0.02070	\$269,006	\$258,555	\$0	\$258,555

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Commercial	Office	1994	3,749	85

### Characteristics

Tax Year	2025
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	2555
A1	Open Porch Finish	15
A2	Open Porch Finish	70
A3	Office Building	1194

## Sketch

