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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 142828 EE0340	**Location** 2510 MANASSAS WAY
Owner(s) CONEY PHILIP CONEY JODI	**Property Use** 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 2510 MANASSAS WAY TALLAHASSEE FL 32312-4872	**Parcel Description** BULL RUN UNIT V 28 2N 1E LOT 34 BLOCK EE
Subdivision BULL RUN UNIT I II III IV & V VI & V-R	**Tax District** 1 - CITY
Acreage 0.2100	**Parent Parcel** 1428202240100

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
9/10/2025	$465,000	6096/142	Warranty Deed	Improved
6/16/2014	$310,000	4680/2092	Warranty Deed	Improved
9/15/2008	$86,800	3905/377	Warranty Deed	Vacant

Homestead Information

Tax Year	Status	Details
2027	Yes	If no change in ownership occurs before Jan 1, 2027
2026	Yes	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2026	$90,000	$309,212	$399,212	$176,096	$0
2025	$90,000	$303,886	$393,886	$87,680	$0
2024	$90,000	$292,942	$382,942	$85,366	$0

2026 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	$399,212	$223,116	$51,411	$171,705
Leon County - Emergency Medical Service	0.75000	$399,212	$223,116	$51,411	$171,705
Children Services Council	0.33530	$399,212	$223,116	$51,411	$171,705
School - State Law	3.09500	$399,212	$223,116	$25,000	$198,116
School - Local Board	2.24800	$399,212	$223,116	$25,000	$198,116
City of Tallahassee	4.25730	$399,212	$223,116	$51,411	$171,705
NW FL Water Management	0.02010	$399,212	$223,116	$51,411	$171,705

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	2009	1,904	908

Characteristics

Tax Year	2026
Stories	1
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	4/2/0
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	1904
A1	Screen Porch Fin	252
A2	Garage Finished	600
A3	Open Porch Finish	56

Sketch

