Printed on: 10/18/2025



Leon County Property Appraiser - Parcel Details

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

Sales Information							
Sale Date	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		
2026	No			
2025	Yes			

	Certified Value History					
Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use	
2025	\$90,000	\$303,886	\$393,886	\$87,680	\$0	
2024	\$90,000	\$292,942	\$382,942	\$85,366	\$0	
2023	\$90,000	\$285,055	\$375,055	\$86,146	\$0	

2025 Certified Taxable Value					
Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$393,886	\$306,206	\$50,722	\$255,484
Leon County - Emergency Medical Service	0.75000	\$393,886	\$306,206	\$50,722	\$255,484
Children Services Council	0.34770	\$393,886	\$306,206	\$50,722	\$255,484
School - State Law	3.11800	\$393,886	\$306,206	\$25,000	\$281,206
School - Local Board	2.24800	\$393,886	\$306,206	\$25,000	\$281,206
City of Tallahassee	4.40720	\$393,886	\$306,206	\$50,722	\$255,484
NW FL Water Management	0.02070	\$393,886	\$306,206	\$50,722	\$255,484

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

Characteristics			
Tax Year	2025		
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			
А3	Open Porch Finish	56			

Sketch

