Printed on: 11/28/2026

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 FF0110	**Location** 2617 MANASSAS WAY
Owner(s) GAVALAS NICHOLAS MICHAEL GAVALAS KATHRYN MARIE	**Property Use** 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 2617 MANASSAS WAY TALLAHASSEE FL 32312-4886	**Parcel Description** BULL RUN UNIT V 28 2N 1E LOT 11 BLOCK FF
Subdivision BULL RUN UNIT I II III IV & V VI & V-R	**Tax District** 1 - CITY
Acreage 0.1700	**Parent Parcel** 1428202240100

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
8/26/2025	$465,000	6092/858	Warranty Deed	Improved
12/8/2023	$100	5907/2297	Quit Claim	Improved
10/29/2021	$100	5665/1064	Quit Claim	Improved

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	$309,812	$399,812	$0	$0
2025	$90,000	$303,033	$393,033	$0	$0
2024	$90,000	$292,047	$382,047	$0	$0

2026 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	$399,812	$399,812	$51,411	$348,401
Leon County - Emergency Medical Service	0.75000	$399,812	$399,812	$51,411	$348,401
Children Services Council	0.33530	$399,812	$399,812	$51,411	$348,401
School - State Law	3.09500	$399,812	$399,812	$25,000	$374,812
School - Local Board	2.24800	$399,812	$399,812	$25,000	$374,812
City of Tallahassee	4.25730	$399,812	$399,812	$51,411	$348,401
NW FL Water Management	0.02010	$399,812	$399,812	$51,411	$348,401

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	2011	2,072	568

Characteristics

Tax Year	2026
Stories	1
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	3/2/0
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	2072
A1	Garage Finished	424
A2	Open Porch Finish	144

Sketch

