



# 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 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
2026	No	
2025	Yes	

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$90,000	\$303,033	\$393,033	\$0	\$0
2024	\$90,000	\$292,047	\$382,047	\$0	\$0
2023	\$90,000	\$287,366	\$377,366	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$393,033	\$393,033	\$50,722	\$342,311
Leon County - Emergency Medical Service	0.75000	\$393,033	\$393,033	\$50,722	\$342,311
Children Services Council	0.34770	\$393,033	\$393,033	\$50,722	\$342,311
School - State Law	3.11800	\$393,033	\$393,033	\$25,000	\$368,033
School - Local Board	2.24800	\$393,033	\$393,033	\$25,000	\$368,033
City of Tallahassee	4.40720	\$393,033	\$393,033	\$50,722	\$342,311
NW FL Water Management	0.02070	\$393,033	\$393,033	\$50,722	\$342,311

## Building

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

### Characteristics

Tax Year	2025
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

