Printed on: 10/18/2025



0.1700

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

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	

1428202240100

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		
<b>A</b> 1	Garage Finished	424		
A2	Open Porch Finish	144		

## Sketch

