



# 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 Y0190	Location 2569 ULYSSES RD
Owner(s) MANNING RYAN MANNING SARAH	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 2569 ULYSSES RD TALLAHASSEE FL 32312	Parcel Description BULL RUN UNIT IV 28 2N 1E LOT 19 BLOCK Y
Subdivision BULL RUN UNIT I II III IV & V VI & V-R	Tax District 1 - CITY
Acreage 0.2500	Parent Parcel 1428202240100

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
2/26/2024	\$490,000	5928/1463	Warranty Deed	Improved
5/2/2016	\$317,000	4923/1519	Warranty Deed	Improved
1/27/2012	\$299,900	4332/758	Warranty Deed	Improved

## Homestead Information

Tax Year	Status	Details
2026	Yes	If no change in ownership occurred before Jan 1, 2026
2025	Yes	

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$90,000	\$327,468	\$417,468	\$49,075	\$0
2024	\$90,000	\$309,882	\$399,882	\$0	\$0
2023	\$90,000	\$301,372	\$391,372	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$417,468	\$368,393	\$50,722	\$317,671
Leon County - Emergency Medical Service	0.75000	\$417,468	\$368,393	\$50,722	\$317,671
Children Services Council	0.34770	\$417,468	\$368,393	\$50,722	\$317,671
School - State Law	3.11800	\$417,468	\$368,393	\$25,000	\$343,393
School - Local Board	2.24800	\$417,468	\$368,393	\$25,000	\$343,393
City of Tallahassee	4.40720	\$417,468	\$368,393	\$50,722	\$317,671
NW FL Water Management	0.02070	\$417,468	\$368,393	\$50,722	\$317,671

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	2012	2,105	711

### 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	2105
A1	Open Porch Finish	126
A2	Garage Finished	441
A3	Open Porch Finish	144

## Sketch

