



# 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 EE0120	Location 2596 MANASSAS WAY
Owner(s) NOROOZI BABAK SOLATIKIA FARNAZ	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 2596 MANASSAS WAY TALLAHASSEE FL 32312-4872	Parcel Description BULL RUN UNIT V 28 2N 1E LOT 12 BLOCK EE
Subdivision BULL RUN UNIT I II III IV & V VI & V-R	Tax District 1 - CITY
Acreage 0.1600	Parent Parcel 1428202240100

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
12/12/2025	\$443,000	6125/898	Warranty Deed	Improved
9/4/2013	\$286,800	4576/1647	Warranty Deed	Improved
4/1/2013	\$637,800	4504/956	Warranty Deed	Vacant

## 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	\$291,235	\$381,235	\$104,644	\$0
2024	\$90,000	\$280,554	\$370,554	\$101,758	\$0
2023	\$90,000	\$272,822	\$362,822	\$101,855	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$381,235	\$276,591	\$50,722	\$225,869
Leon County - Emergency Medical Service	0.75000	\$381,235	\$276,591	\$50,722	\$225,869
Children Services Council	0.34770	\$381,235	\$276,591	\$50,722	\$225,869
School - State Law	3.11800	\$381,235	\$276,591	\$25,000	\$251,591
School - Local Board	2.24800	\$381,235	\$276,591	\$25,000	\$251,591
City of Tallahassee	4.40720	\$381,235	\$276,591	\$50,722	\$225,869
NW FL Water Management	0.02070	\$381,235	\$276,591	\$50,722	\$225,869

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	2013	1,873	588

### 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	1873
A1	Garage Finished	440
A2	Open Porch Finish	148

## Sketch

