



# Leon County Property Appraiser - Parcel Details

Printed on: 04/02/2026

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 EE0340	Location 2510 MANASSAS WAY
Owner(s) CONEY PHILIP CONEY JODI	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 2510 MANASSAS WAY TALLAHASSEE FL 32312-4872	Parcel Description BULL RUN UNIT V 28 2N 1E LOT 34 BLOCK EE
Subdivision BULL RUN UNIT I II III IV & V VI & V-R	Tax District 1 - CITY
Acreage 0.2100	Parent Parcel 1428202240100

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
9/10/2025	\$465,000	6096/142	Warranty Deed	Improved
6/16/2014	\$310,000	4680/2092	Warranty Deed	Improved
9/15/2008	\$86,800	3905/377	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	\$303,886	\$393,886	\$87,680	\$0
2024	\$90,000	\$292,942	\$382,942	\$85,366	\$0
2023	\$90,000	\$285,055	\$375,055	\$86,146	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$393,886	\$306,206	\$50,722	\$255,484
Leon County - Emergency Medical Service	0.75000	\$393,886	\$306,206	\$50,722	\$255,484
Children Services Council	0.34770	\$393,886	\$306,206	\$50,722	\$255,484
School - State Law	3.11800	\$393,886	\$306,206	\$25,000	\$281,206
School - Local Board	2.24800	\$393,886	\$306,206	\$25,000	\$281,206
City of Tallahassee	4.40720	\$393,886	\$306,206	\$50,722	\$255,484
NW FL Water Management	0.02070	\$393,886	\$306,206	\$50,722	\$255,484

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	2009	1,904	908

### 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	1904
A1	Screen Porch Fin	252
A2	Garage Finished	600
A3	Open Porch Finish	56

## Sketch

