



# 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 1617200120000	Location 7452 VETERANS MEMORIAL DR
Owner(s) VAN BUREN INVESTORS LLC	Property Use 5002 - IMPROVED TIMBER
Mailing Address 2956 S ROCHESTER RD STE 322 ROCHESTER HILLS MI 48307	Parcel Description SECTION 17 T2N R3E OR 5210/2005 DB 52/596 207/11 OR 1701/2141 1822/978 1898/1068 1070 1922/303 1961/1703
Subdivision UNPLATTED LAND	Tax District 2 - COUNTY
Acreage 476.9500	Parent Parcel

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
1/9/2025	\$17,500	6022/1143	Warranty Deed	Improved
6/28/2018	\$100	5210/2018	Quit Claim	Improved
6/28/2018	\$2,526,800	5210/2005	Warranty Deed	Improved

## Homestead Information

Tax Year	Status	Details
2026	No	
2025	No	

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$2,384,750	\$211,179	\$2,595,929	\$0	\$447,103
2024	\$2,332,400	\$201,124	\$2,533,524	\$0	\$435,639
2023	\$2,332,400	\$196,004	\$2,528,404	\$0	\$408,081

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$2,595,929	\$447,103	\$0	\$447,103
Leon County - Emergency Medical Service	0.75000	\$2,595,929	\$447,103	\$0	\$447,103
Children Services Council	0.34770	\$2,595,929	\$447,103	\$0	\$447,103
School - State Law	3.11800	\$2,595,929	\$447,103	\$0	\$447,103
School - Local Board	2.24800	\$2,595,929	\$447,103	\$0	\$447,103
NW FL Water Management	0.02070	\$2,595,929	\$447,103	\$0	\$447,103

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1963	1,724	838

### Characteristics

Tax Year	2025
Stories	1
Exterior Wall	Siding Above Avg
Roof Frame	Wood Framed/Truss
Roof Cover	Corrugated Metal
Pool	No

### Measurements

Area	Description	SqFt
A0	Main Building	1724
A1	Screen Porch Fin	250
A2	Open Porch Finish	488
A3	Utility Finished	100

## Sketch

