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# Leon County Property Appraiser - Parcel Details

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**<br>2120206280000 | **Location**<br>1495 CAPITAL CIR NW |
| **Owner(s)**<br>MEADOWS OF ROSEVILLE LIMITED PARTNERSHIP | **Property Use**<br>1100 - STORES, ONE STORY |
| **Mailing Address**<br>925 S FEDERAL HWY STE 325<br>BOCA RATON FL 33432 | **Parcel Description**<br>SECTION 20 T1N R1W<br>UNITY OF TITLE OR 5792/2383<br>OR 6204/622 |
| **Subdivision**<br>UNPLATTED LAND | **Tax District**<br>1 - CITY |
| **Acreage**<br>2.3700 | **Parent Parcel** |

## Sales Information

| Sale Date | Sale Price | Book/Page | Instrument Type | Improved/Vacant |
|---|---|---|---|---|
| 8/21/2026 | $5,625,000 | 6204/622 | Warranty Deed | Improved |
| 5/24/2022 | $340,000 | 5739/928 | Warranty Deed | Vacant |
| 5/23/2022 | $2,300,000 | 5739/935 | Warranty Deed | Improved |

## Homestead Information

| Tax Year | Status | Details |
|---|---|---|
| 2027 | No | |
| 2026 | No | |

## Certified Value History

| Tax Year | Land | Building | Total Market | Homestead Savings | Classified Use |
|---|---|---|---|---|---|
| 2026 | $877,515 | $1,934,554 | $2,812,069 | $0 | $0 |
| 2025 | $877,515 | $1,885,183 | $2,762,698 | $0 | $0 |
| 2024 | $851,705 | $0 | $851,705 | $0 | $0 |

## 2026 Certified Taxable Value

| Taxing Authority | Millage Rate | Market | Assessed | Exempt | Taxable |
|---|---|---|---|---|---|
| Leon County | 8.31440 | $2,812,069 | $2,812,069 | $0 | $2,812,069 |
| Leon County - Emergency Medical Service | 0.75000 | $2,812,069 | $2,812,069 | $0 | $2,812,069 |
| Children Services Council | 0.33530 | $2,812,069 | $2,812,069 | $0 | $2,812,069 |
| School - State Law | 3.09500 | $2,812,069 | $2,812,069 | $0 | $2,812,069 |
| School - Local Board | 2.24800 | $2,812,069 | $2,812,069 | $0 | $2,812,069 |
| City of Tallahassee | 4.25730 | $2,812,069 | $2,812,069 | $0 | $2,812,069 |
| NW FL Water Management | 0.02010 | $2,812,069 | $2,812,069 | $0 | $2,812,069 |
| | | | | | |

## Building

| Building Use | Building Type | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|---|---|---|---|---|
| Commercial | Conv-Store/Gas | 2024 | 5,549 | 776 |

## Characteristics

| | |
|---|---|
| Tax Year | 2026 |
| Improvement Name | |
| Identical Buildings | 1 |
| Units | |
| Exterior Wall | Siding Avg. |
| Frame | Rigid Frame |
| Roof Frame | Bar Joist/Rigid Frame |

## Measurements

| Area | Description | SqFt |
|---|---|---|
| A0 | Mini-Mart Convenience Store | 5549 |
| A1 | Canopy | 776 |
| | | |
| | | |
| | | |

## Sketch

