



# 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 2120206930000	Location 3645 PEDDIE DR
Owner(s) SCREECH OWL LLC	Property Use 4800 - WAREHOUSING, DISTRIBUTION
Mailing Address 241 JOHN KNOX RD STE 200 TALLAHASSEE FL 32303	Parcel Description 20 1N 1W IN SW 1/4 LOT 10 BLOCK D OF TLH INDUSTRIAL PK UNREC OR 1685/2323 1565/1073
Subdivision TALLAHASSEE PECAN COMPANY	Tax District 1 - CITY
Acreage 0.9600	Parent Parcel 2120206680000

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
1/2/2025	\$400,000	6019/1863	Warranty Deed	Improved
11/15/2006	\$390,000	3614/2130	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	\$55,202	\$313,438	\$368,640	\$0	\$0
2024	\$53,230	\$304,920	\$358,150	\$0	\$0
2023	\$51,259	\$278,714	\$329,973	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$368,640	\$367,421	\$0	\$367,421
Leon County - Emergency Medical Service	0.75000	\$368,640	\$367,421	\$0	\$367,421
Children Services Council	0.34770	\$368,640	\$367,421	\$0	\$367,421
School - State Law	3.11800	\$368,640	\$368,640	\$0	\$368,640
School - Local Board	2.24800	\$368,640	\$368,640	\$0	\$368,640
City of Tallahassee	4.40720	\$368,640	\$367,421	\$0	\$367,421
NW FL Water Management	0.02070	\$368,640	\$367,421	\$0	\$367,421

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Commercial	Warehouse	2006	5,000	600

### Characteristics

Tax Year	2025
Improvement Name	
Identical Buildings	1
Units	
Exterior Wall	Prefinished Metal
Frame	Rigid Frame
Roof Frame	Steel Truss & Purlins

### Measurements

Area	Description	SqFt
A0	Storage Warehouse	5000
A1	Canopy	600

## Sketch

