



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 2120519481090	Location Additional Locations Not Listed 3050 CARRIAGE MANOR CIR LOT 1
Owner(s) SARATOGA MHP FUND I LLC	Property Use 2800 - MOBILE HOME PARKS
Mailing Address 9111 ` CROSS PARK DR D200 #1034 KNOXVILLE TN 37923	Parcel Description PLANTATION OF TALLAHASSEE PECAN CO 20 1N 1W 5 A LOT 948 OR 300/124 797/287 1552/391 OR 2304/1839 (CARRIAGE MANOR MOBILE HOME PARK)
Subdivision TALLAHASSEE PECAN COMPANY	Tax District 1 - CITY
Acreage 5.0000	Parent Parcel

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
3/3/2023	\$100	5821/2164	Corrective Deed	Improved
6/29/2018	\$2,700,000	5213/1260	Warranty Deed	Improved
8/11/2017	\$100	5101/681	Cert Of Title	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	\$296,208	\$343,000	\$639,208	\$0	\$0
2024	\$286,952	\$317,893	\$604,845	\$0	\$0
2023	\$277,695	\$294,184	\$571,879	\$0	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$639,208	\$639,208	\$0	\$639,208
Leon County - Emergency Medical Service	0.75000	\$639,208	\$639,208	\$0	\$639,208
Children Services Council	0.34770	\$639,208	\$639,208	\$0	\$639,208
School - State Law	3.11800	\$639,208	\$639,208	\$0	\$639,208
School - Local Board	2.24800	\$639,208	\$639,208	\$0	\$639,208
City of Tallahassee	4.40720	\$639,208	\$639,208	\$0	\$639,208
NW FL Water Management	0.02070	\$639,208	\$639,208	\$0	\$639,208

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Commercial	Office	1998	576	864

Characteristics

Tax Year	2025
Improvement Name	
Identical Buildings	1
Units	49
Exterior Wall	Concrete Blk/Stucco
Frame	Masonry Pil./Stl
Roof Frame	Gable & Hip

Measurements

Area	Description	SqFt
A0	Office Building	576
A1	Utility Finished	864

Sketch

