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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>2121510392285 | **Location** Additional Locations Not Listed<br>2749 PECAN RD |
| **Owner(s)**<br>LEXINGTON WOODS PROPERTIES LLC | **Property Use**<br>0300 - MULTI-FAMILY(10 OR MORE UNITS) |
| **Mailing Address**<br>C/O MINIO HOLDINGS LLC<br>999 VANDERBILT BEACH RD STE 200<br>NAPLES FL 34108 | **Parcel Description**<br>21 1N 1W<br>IN SE 1/4 OF NW 1/4 OF SW 1/4<br>OR 3522/1873(DECLAR) 3748/1805(AMD DECLAR)<br>OR 5224/991(TERMINATION) |
| **Subdivision**<br>PLANTATION OF FL PECAN ENDOWM CO 1ST DIV | **Tax District**<br>1 - CITY |
| **Acreage**<br>3.9800 | **Parent Parcel**<br>2121510392285 |

## Sales Information

| Sale Date | Sale Price | Book/Page | Instrument Type | Improved/Vacant |
|---|---|---|---|---|
| 3/14/2019 | $100 | 5295/263 | Warranty Deed | Improved |
| 2/23/2018 | $3,550,000 | 5165/284 | Warranty Deed | Improved |
| 1/25/2006 | $725,000 | 3450/564 | 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 | $545,000 | $4,490,119 | $5,035,119 | $0 | $0 |
| 2025 | $545,000 | $4,247,438 | $4,792,438 | $0 | $0 |
| 2024 | $495,000 | $3,992,734 | $4,487,734 | $0 | $0 |

## 2026 Certified Taxable Value

| Taxing Authority | Millage Rate | Market | Assessed | Exempt | Taxable |
|---|---|---|---|---|---|
| Leon County | 8.31440 | $5,035,119 | $5,035,119 | $0 | $5,035,119 |
| Leon County - Emergency Medical Service | 0.75000 | $5,035,119 | $5,035,119 | $0 | $5,035,119 |
| Children Services Council | 0.33530 | $5,035,119 | $5,035,119 | $0 | $5,035,119 |
| School - State Law | 3.09500 | $5,035,119 | $5,035,119 | $0 | $5,035,119 |
| School - Local Board | 2.24800 | $5,035,119 | $5,035,119 | $0 | $5,035,119 |
| City of Tallahassee | 4.25730 | $5,035,119 | $5,035,119 | $0 | $5,035,119 |
| NW FL Water Management | 0.02010 | $5,035,119 | $5,035,119 | $0 | $5,035,119 |
| | | | | | |

## Building

| Building Use | Building Type | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|---|---|---|---|---|
| Commercial | Standard Apartments | 2008 | 9,140 | 785 |

## Characteristics

| | |
|---|---|
| Tax Year | 2026 |
| Improvement Name | |
| Identical Buildings | 1 |
| Units | 50 |
| Exterior Wall | Siding Avg. |
| Frame | Wood Beam & Col. |
| Roof Frame | Gable & Hip |

## Measurements

| Area | Description | SqFt |
|---|---|---|
| A0 | Multiple Res (Low Rise) | 4570 |
| A1 | Multiple Res (Low Rise) | 4570 |
| A2 | Open Porch Finish | 425 |
| A3 | Open Porch Finish | 72 |
| A4 | Open Porch Finish | 72 |

## Sketch

