Printed on: 11/27/2025



1.1300

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 Location 2123200090000 2702 N MONROE ST Owner(s) **Property Use CDR GROUP TALLAHASSEE LLC** 3900 - HOTELS, MOTELS **Mailing Address Parcel Description SECTION 23 T1N R1W** 2702 N MONROE ST OR 6113/1609 TALLAHASSEE FL 32303-4030 **Tax District** Subdivision 1 - CITY **UNPLATTED LAND Parent Parcel** Acreage

Sales Information				
Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
11/3/2025	\$4,500,000	6113/1609	Warranty Deed	Improved
8/30/2017	\$1,250,000	5107/1280	Warranty Deed	Improved
11/15/2011	\$500,000	4387/741	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	\$479,950	\$1,132,494	\$1,612,444	\$0	\$0	
2024	\$456,750	\$917,490	\$1,374,240	\$0	\$0	
2023	\$435,000	\$933,000	\$1,368,000	\$0	\$0	

2025 Certified Taxable Value					
Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$1,612,444	\$1,454,567	\$0	\$1,454,567
Leon County - Emergency Medical Service	0.75000	\$1,612,444	\$1,454,567	\$0	\$1,454,567
Children Services Council	0.34770	\$1,612,444	\$1,454,567	\$0	\$1,454,567
School - State Law	3.11800	\$1,612,444	\$1,612,444	\$0	\$1,612,444
School - Local Board	2.24800	\$1,612,444	\$1,612,444	\$0	\$1,612,444
City of Tallahassee	4.40720	\$1,612,444	\$1,454,567	\$0	\$1,454,567
NW FL Water Management	0.02070	\$1,612,444	\$1,454,567	\$0	\$1,454,567

Building					
Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt	
Commercial	Hotels	1988	22,749	312	

Characteristics		
Tax Year	2025	
Improvement Name		
Identical Buildings	1	
Units	58	
Exterior Wall	Wood Stucco	
Frame	Wood Beam & Col.	
Roof Frame	Gable & Hip	

Measurements			
Area	Description	SqFt	
A0	Hotel, Limited Service	7583	
A 1	Utility Finished	152	
A2	Utility Finished	90	
А3	Open Porch Finish	160	
A4	Hotel, Limited Service	7583	

Sketch

