



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 212370 U0080	Location 2405 BANYAN DR
Owner(s) HNATIUK MICHAEL ALLEN	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 2405 BANYAN DR TALLAHASSEE FL 32303-4001	Parcel Description TERRENCE HEIGHTS UNIT 2 LOT 8 BLOCK U OR 1213/1982
Subdivision TERRENCE HEIGHTS	Tax District 1 - CITY
Acreage 0.4300	Parent Parcel

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
3/31/2025	\$255,000	6044/147	Quit Claim	Improved
3/31/2004	\$100	3060/1101	Quit Claim	Improved
8/16/2001	\$100	2545/1526	Quit Claim	Improved

Homestead Information

Tax Year	Status	Details
2026	Yes	If no change in ownership occurred before Jan 1, 2026
2025	No	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$40,000	\$184,447	\$224,447	\$0	\$0
2024	\$40,000	\$175,732	\$215,732	\$0	\$0
2023	\$40,000	\$160,656	\$200,656	\$0	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$224,447	\$224,117	\$0	\$224,117
Leon County - Emergency Medical Service	0.75000	\$224,447	\$224,117	\$0	\$224,117
Children Services Council	0.34770	\$224,447	\$224,117	\$0	\$224,117
School - State Law	3.11800	\$224,447	\$224,447	\$0	\$224,447
School - Local Board	2.24800	\$224,447	\$224,447	\$0	\$224,447
City of Tallahassee	4.40720	\$224,447	\$224,117	\$0	\$224,117
NW FL Water Management	0.02070	\$224,447	\$224,117	\$0	\$224,117

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1969	1,643	849

Characteristics

Tax Year	2025
Stories	1
Exterior Wall	Concrete Blk
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	1643
A1	Utility Finished	88
A2	Carport Finished	441
A3	Open Porch Finish	160
A4	Screen Porch Unfin	160

Sketch

