



## Leon County Property Appraiser - Parcel Details

Printed on: 08/02/2025

The Tax Roll is compiled by Legal Descriptions recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

### 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	Legal 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
2025	No	
2024	No	

### Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2024	\$40,000	\$175,732	\$215,732	\$0	\$0
2023	\$40,000	\$160,656	\$200,656	\$0	\$0
2022	\$30,000	\$138,383	\$168,383	\$0	\$0

### 2024 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$215,732	\$203,743	\$0	\$203,743
Leon County - Emergency Medical Service	0.75000	\$215,732	\$203,743	\$0	\$203,743
Children Services Council	0.34770	\$215,732	\$203,743	\$0	\$203,743
School - State Law	3.13600	\$215,732	\$215,732	\$0	\$215,732
School - Local Board	2.24800	\$215,732	\$215,732	\$0	\$215,732
City of Tallahassee	4.42000	\$215,732	\$203,743	\$0	\$203,743
NW FL Water Management	0.02180	\$215,732	\$203,743	\$0	\$203,743

Building

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

Characteristics	
Tax Year	2024
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

