



# 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 2126206050000	Location 1346 HANCOCK ST APT A	Additional Locations Not Listed
Owner(s) HANCOCK REAL ESTATE HOLDINGS LLC	Property Use 0800 - MFR < 10 UNITS - RESIDENTIAL	
Mailing Address 5645 CORAL RIDGE DR # 316 CORAL SPRINGS FL 33076-3124	Parcel Description 26 1N 1W IN SW 1/4 OR 1753/1645 NE CORNER WADSWORTH & HANCOCK	
Subdivision WESTVIEW	Tax District 1 - CITY	
Acreage 0.2600	Parent Parcel 2126206080000	

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
4/14/2025	\$620,000	6048/2027	Warranty Deed	Improved
3/3/2021	\$100	5557/947	Quit Claim	Improved
10/10/2016	\$345,000	4984/1563	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	\$50,000	\$387,201	\$437,201	\$0	\$0
2024	\$50,000	\$352,493	\$402,493	\$0	\$0
2023	\$50,000	\$326,773	\$376,773	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$437,201	\$405,768	\$0	\$405,768
Leon County - Emergency Medical Service	0.75000	\$437,201	\$405,768	\$0	\$405,768
Children Services Council	0.34770	\$437,201	\$405,768	\$0	\$405,768
School - State Law	3.11800	\$437,201	\$437,201	\$0	\$437,201
School - Local Board	2.24800	\$437,201	\$437,201	\$0	\$437,201
City of Tallahassee	4.40720	\$437,201	\$405,768	\$0	\$405,768
NW FL Water Management	0.02070	\$437,201	\$405,768	\$0	\$405,768

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Multi Family	1994	3,840	312

### Characteristics

Tax Year	2025
Stories	2
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	12/6/0
Pool	No

### Measurements

Area	Description	SqFt
A0	Main Building	1920
A1	Utility Finished	48
A2	Open Porch Finish	36
A3	Utility Finished	48
A4	Open Porch Finish	36

## Sketch

