

**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**

|                                                                       |                                                                                                         |
|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| <b>Parcel Number</b><br>212745 I0130                                  | <b>Location</b><br>2409 PEREZ AVE                                                                       |
| <b>Owner(s)</b><br>FRIEDMAN SAMUEL                                    | <b>Property Use</b><br>0100 - SINGLE FAMILY RESIDENTIAL                                                 |
| <b>Mailing Address</b><br>2409 PEREZ AVE<br>TALLAHASSEE FL 32304-1328 | <b>Parcel Description</b><br>SAN LUIS RIDGE UNIT 4<br>LOT 13                      BLOCK I<br>OR 237/535 |
| <b>Subdivision</b><br>SAN LUIS RIDGE UNIT 4                           | <b>Tax District</b><br>1 - CITY                                                                         |
| <b>Acreage</b><br>0.4800                                              | <b>Parent Parcel</b>                                                                                    |

**Sales Information**

| Sale Date | Sale Price | Book/Page | Instrument Type | Improved/Vacant |
|-----------|------------|-----------|-----------------|-----------------|
| 6/26/2026 | \$310,000  | 6187/1361 | Warranty Deed   | Improved        |
| 4/4/2023  | \$295,000  | 5833/786  | Warranty Deed   | Improved        |
| 11/9/2022 | \$138,000  | 5792/2106 | Warranty Deed   | Improved        |

**Homestead Information**

| Tax Year | Status | Details |
|----------|--------|---------|
| 2027     | No     |         |
| 2026     | Yes    |         |

**Certified Value History**

| Tax Year | Land     | Building  | Total Market | Homestead Savings | Classified Use |
|----------|----------|-----------|--------------|-------------------|----------------|
| 2026     | \$35,000 | \$250,710 | \$285,710    | \$844             | \$0            |
| 2025     | \$35,000 | \$243,443 | \$278,443    | \$1,066           | \$0            |
| 2024     | \$35,000 | \$234,560 | \$269,560    | \$0               | \$0            |

**2026 Certified Taxable Value**

| Taxing Authority                        | Millage Rate | Market    | Assessed  | Exempt   | Taxable   |
|-----------------------------------------|--------------|-----------|-----------|----------|-----------|
| Leon County                             | 8.31440      | \$285,710 | \$284,866 | \$51,411 | \$233,455 |
| Leon County - Emergency Medical Service | 0.75000      | \$285,710 | \$284,866 | \$51,411 | \$233,455 |
| Children Services Council               | 0.33530      | \$285,710 | \$284,866 | \$51,411 | \$233,455 |
| School - State Law                      | 3.09500      | \$285,710 | \$284,866 | \$25,000 | \$259,866 |
| School - Local Board                    | 2.24800      | \$285,710 | \$284,866 | \$25,000 | \$259,866 |
| City of Tallahassee                     | 4.25730      | \$285,710 | \$284,866 | \$51,411 | \$233,455 |
| NW FL Water Management                  | 0.02010      | \$285,710 | \$284,866 | \$51,411 | \$233,455 |
|                                         |              |           |           |          |           |

Building

| Building Use | Building Type | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|--------------|---------------|------------|--------------------|----------------|
| Residential  | Single Family | 1967       | 2,010              | 800            |

Characteristics

|               |                     |
|---------------|---------------------|
| Tax Year      | 2026                |
| Stories       | 1                   |
| Exterior Wall | Common Brick Const  |
| Roof Frame    | Wood Framed/Truss   |
| Roof Cover    | Composition Shingle |
| Bed/Bath/Half | 3/2/0               |
| Pool          | No                  |

Measurements

| Area | Description       | SqFt |
|------|-------------------|------|
| A0   | Main Building     | 2010 |
| A1   | Open Porch Finish | 154  |
| A2   | Open Porch Finish | 146  |
| A3   | Carport Finished  | 420  |
| A4   | Utility Finished  | 80   |

Sketch

