



# 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 2129202080000	Location 4650 W TENNESSEE ST
Owner(s) KFC TALLAHASSEE LLC	Property Use 2200 - DRIVE IN RESTAURANTS
Mailing Address 1 HUGHES CENTER DR STE 1802 LAS VEGAS NV 89169-6723	Parcel Description 29 1N 1W IN SW 1/4 OF NW 1/4 OR 3541/144 3303/1059 3245/1863 3243/428 3229/1614 OR 960/1054 1825/300 1873/1504 1914/518 2071/2023
Subdivision UNPLATTED LAND	Tax District 1 - CITY
Acreage 2.2600	Parent Parcel 2129202050000

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
1/3/2025	\$3,251,500	6020/369	Warranty Deed	Improved
9/27/2024	\$1,433,400	5994/2070	Warranty Deed	Improved
3/4/2020	\$100	5420/1151	Quit Claim	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	\$241,576	\$809,667	\$1,051,243	\$0	\$0
2024	\$234,357	\$827,110	\$1,061,467	\$0	\$0
2023	\$227,137	\$858,607	\$1,085,744	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$1,051,243	\$1,051,243	\$0	\$1,051,243
Leon County - Emergency Medical Service	0.75000	\$1,051,243	\$1,051,243	\$0	\$1,051,243
Children Services Council	0.34770	\$1,051,243	\$1,051,243	\$0	\$1,051,243
School - State Law	3.11800	\$1,051,243	\$1,051,243	\$0	\$1,051,243
School - Local Board	2.24800	\$1,051,243	\$1,051,243	\$0	\$1,051,243
City of Tallahassee	4.40720	\$1,051,243	\$1,051,243	\$0	\$1,051,243
NW FL Water Management	0.02070	\$1,051,243	\$1,051,243	\$0	\$1,051,243

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Commercial	Fast Food Drive-In	2008	4,926	48

### Characteristics

Tax Year	2025
Improvement Name	
Identical Buildings	1
Units	
Exterior Wall	Concrete Blk/Brick
Frame	Masonry Pil./Stl
Roof Frame	Bar Joist/Rigid Frame

### Measurements

Area	Description	SqFt
A0	Fast Food Restaurant	4926
A1	Encl Porch Finish	94
A2	Canopy	48

## Sketch

