



# Leon County Property Appraiser - Parcel Details

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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<br>2129202080000   | Location<br>4650 W TENNESSEE ST   |
| Owner(s)<br>KFC 14 PORTFOLIO PROPCO LLC  | Property Use<br>2200 - DRIVE IN RESTAURANTS   |
| Mailing Address<br>C/O ORION REAL ESTATE GROUP<br>200 S BISCAYNE BLVD FL 7<br>MIAMI FL 33131 | Legal<br>29 1N 1W<br>IN SW 1/4 OF NW 1/4<br>OR 3541/144 3303/1059 3245/1863 3243/428 3229/1614<br>OR 960/1054 1825/300 1873/1504 1914/518 2071/2023 |
| Subdivision<br>UNPLATTED LAND  | Tax District<br>1 - CITY  |
| Acreage<br>2.2600  | Parent Parcel<br>2129202050000  |

## Sales Information

| Sale Date | Sale Price  | Book/Page | Instrument Type | Improved/Vacant |
|-----------|-------------|-----------|-----------------|-----------------|
| 9/27/2024 | \$1,433,400 | 5994/2070 | Warranty Deed   | Improved        |
| 3/4/2020  | \$100       | 5420/1151 | Quit Claim      | Improved        |
| 7/10/2006 | \$1,300,000 | 3541/144  | Warranty Deed   | 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     | \$234,357 | \$827,110 | \$1,061,467  | \$0               | \$0            |
| 2023     | \$227,137 | \$858,607 | \$1,085,744  | \$0               | \$0            |
| 2022     | \$227,137 | \$955,556 | \$1,182,693  | \$0               | \$0            |

## 2024 Certified Taxable Value

| Taxing Authority                        | Millage Rate | Market      | Assessed    | Exempt | Taxable     |
|---|--------------|-------------|-------------|--------|-------------|
| Leon County                             | 8.31440      | \$1,061,467 | \$1,061,467 | \$0    | \$1,061,467 |
| Leon County - Emergency Medical Service | 0.75000      | \$1,061,467 | \$1,061,467 | \$0    | \$1,061,467 |
| Children Services Council               | 0.34770      | \$1,061,467 | \$1,061,467 | \$0    | \$1,061,467 |
| School - State Law                      | 3.13600      | \$1,061,467 | \$1,061,467 | \$0    | \$1,061,467 |
| School - Local Board                    | 2.24800      | \$1,061,467 | \$1,061,467 | \$0    | \$1,061,467 |
| City of Tallahassee                     | 4.42000      | \$1,061,467 | \$1,061,467 | \$0    | \$1,061,467 |
| NW FL Water Management                  | 0.02180      | \$1,061,467 | \$1,061,467 | \$0    | \$1,061,467 |
|   |              |             |             |        |             |

## Building

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

### Characteristics

|                     |                       |
|---------------------|-----------------------|
| Tax Year            | 2024                  |
| Improvement Name    |                       |
| Identical Buildings | 1                     |
| Units               |                       |
| Exterior Wall       | Face Brick/Stone      |
| 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

