



# Leon County Property Appraiser - Parcel Details

Printed on: 04/04/2025

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 2130202070000	Location 307 MARCUS LN	Additional Locations Not Listed
Owner(s) CG HOMES GRAND VILLAGE LLC	Property Use 2800 - MOBILE HOME PARKS	
Mailing Address 2512 WILDLIFE RUN LUTZ FL 33559	Legal SECTION 30 T1N R1W JUDICIAL EXCEPTION OR 4115/2136 OR 5907/1758 DB 163/113 OR 988/499 1059/118 2148/2050 2051	
Subdivision UNPLATTED LAND	Tax District 2 - COUNTY	
Acreage 19.6300	Parent Parcel	

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
11/16/2023	\$2,850,000	5907/1758	Warranty Deed	Improved
6/6/2023	\$1,250,000	5855/598	Warranty Deed	Improved
5/26/2009	\$300,000	3990/2195	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	\$750,335	\$247,299	\$997,634	\$0	\$0
2023	\$722,545	\$237,494	\$960,039	\$0	\$0
2022	\$355,715	\$215,444	\$571,159	\$0	\$0

## 2024 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$997,634	\$997,634	\$0	\$997,634
Leon County - Emergency Medical Service	0.75000	\$997,634	\$997,634	\$0	\$997,634
Children Services Council	0.34770	\$997,634	\$997,634	\$0	\$997,634
School - State Law	3.13600	\$997,634	\$997,634	\$0	\$997,634
School - Local Board	2.24800	\$997,634	\$997,634	\$0	\$997,634
NW FL Water Management	0.02180	\$997,634	\$997,634	\$0	\$997,634

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1960	2,262	1,062

### Characteristics

Tax Year	2024
Stories	1
Exterior Wall	Common Brick Const
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	4/3/0
Pool	No

### Measurements

Area	Description	SqFt
A0	Main Building	2070
A1	Carport Finished	840
A2	Open Porch Finish	30
A3	Enclosed Porch Finished	192

## Sketch

