



# 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<br>2134206120000                                           | Location<br>2202 W PENSACOLA ST OFC                     | Additional Locations Not Listed |
| Owner(s)<br>AHR FL II LLC                                                | Property Use<br>0300 - MULTI-FAMILY(10 OR MORE UNITS)   |                                 |
| Mailing Address<br>4741 CENTRAL ST STE 2300<br>KANSAS CITY MO 64112-1533 | Parcel Description<br>SECTION 34 T1N R1W<br>OR 6037/789 |                                 |
| Subdivision<br>UNPLATTED LAND                                            | Tax District<br>1 - CITY                                |                                 |
| Acreage<br>1.9200                                                        | Parent Parcel<br>2134206120000                          |                                 |

## Sales Information

| Sale Date  | Sale Price   | Book/Page | Instrument Type  | Improved/Vacant |
|------------|--------------|-----------|------------------|-----------------|
| 3/7/2025   | \$10,879,100 | 6037/789  | Warranty Deed    | Improved        |
| 11/7/2022  | \$6,525,000  | 5792/119  | Warranty Deed    | Improved        |
| 11/17/2020 | \$0          | 5517/349  | Corporate Merger | 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     | \$510,000 | \$2,398,245 | \$2,908,245  | \$0               | \$0            |
| 2024     | \$462,000 | \$2,409,914 | \$2,871,914  | \$0               | \$0            |
| 2023     | \$420,000 | \$2,396,146 | \$2,816,146  | \$0               | \$0            |

## 2025 Certified Taxable Value

| Taxing Authority                        | Millage Rate | Market      | Assessed    | Exempt | Taxable     |
|-----------------------------------------|--------------|-------------|-------------|--------|-------------|
| Leon County                             | 8.31440      | \$2,908,245 | \$2,908,245 | \$0    | \$2,908,245 |
| Leon County - Emergency Medical Service | 0.75000      | \$2,908,245 | \$2,908,245 | \$0    | \$2,908,245 |
| Children Services Council               | 0.34770      | \$2,908,245 | \$2,908,245 | \$0    | \$2,908,245 |
| School - State Law                      | 3.11800      | \$2,908,245 | \$2,908,245 | \$0    | \$2,908,245 |
| School - Local Board                    | 2.24800      | \$2,908,245 | \$2,908,245 | \$0    | \$2,908,245 |
| City of Tallahassee                     | 4.40720      | \$2,908,245 | \$2,908,245 | \$0    | \$2,908,245 |
| NW FL Water Management                  | 0.02070      | \$2,908,245 | \$2,908,245 | \$0    | \$2,908,245 |
|                                         |              |             |             |        |             |

## Building

| Building Use | Building Type      | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|--------------|--------------------|------------|--------------------|----------------|
| Commercial   | Student Apartments | 1974       | 1,800              | 0              |

## Characteristics

|                     |                  |
|---------------------|------------------|
| Tax Year            | 2025             |
| Improvement Name    |                  |
| Identical Buildings | 1                |
| Units               | 60               |
| Exterior Wall       | Siding Avg.      |
| Frame               | Wood Beam & Col. |
| Roof Frame          | Gable & Hip      |

## Measurements

| Area | Description             | SqFt |
|------|-------------------------|------|
| A0   | Multiple Res (Low Rise) | 1800 |
|      |                         |      |
|      |                         |      |
|      |                         |      |
|      |                         |      |

## Sketch

