



# 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 2135202090000	Location 1719 W TENNESSEE ST	Additional Locations Not Listed
Owner(s) CFL TALLAHASSEE LLC	Property Use 1100 - STORES, ONE STORY	
Mailing Address 6180 NW 63RD WAY PARKLAND FL 33067	Parcel Description 35 1N 1W IN NW 1/4 OF NW 1/4 OR 1851/428 1934/898 2180/997 3270/2295 2298 3802/1132	
Subdivision UNPLATTED LAND	Tax District 1 - CITY	
Acreage 0.4600	Parent Parcel	

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
4/7/2022	\$2,410,000	5722/1598	Warranty Deed	Improved
8/24/2018	\$1,300,000	5233/113	Warranty Deed	Improved
3/1/2018	\$960,000	5166/2064	Warranty Deed	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	\$425,808	\$1,244,342	\$1,670,150	\$0	\$0
2024	\$425,808	\$538,075	\$963,883	\$0	\$0
2023	\$370,703	\$560,929	\$931,632	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$1,670,150	\$1,670,150	\$0	\$1,670,150
Leon County - Emergency Medical Service	0.75000	\$1,670,150	\$1,670,150	\$0	\$1,670,150
Children Services Council	0.34770	\$1,670,150	\$1,670,150	\$0	\$1,670,150
School - State Law	3.11800	\$1,670,150	\$1,670,150	\$0	\$1,670,150
School - Local Board	2.24800	\$1,670,150	\$1,670,150	\$0	\$1,670,150
City of Tallahassee	4.40720	\$1,670,150	\$1,670,150	\$0	\$1,670,150
NW FL Water Management	0.02070	\$1,670,150	\$1,670,150	\$0	\$1,670,150

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Commercial	Store	1976	7,192	413

### Characteristics

Tax Year	2025
Improvement Name	
Identical Buildings	1
Units	
Exterior Wall	Concrete Block
Frame	Masonry Pil./Stl
Roof Frame	Steel Truss & Purlins

### Measurements

Area	Description	SqFt
A0	Retail Store	4776
A1	Open Porch Finish	413
A2	Retail Store - Bsmt	2416

## Sketch

