



## Leon County Property Appraiser - Parcel Details

Printed on: 08/29/2025

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 2135204280020	Location 826 W GAINES ST <span>Additional Locations Not Listed</span>
Owner(s)  THE RAILYARD HOTEL LLC	Property Use  3900 - HOTELS, MOTELS
Mailing Address  421 N ANDREWS AVE FORT LAUDERDALE FL 33301	Legal SECTION 35 T1N R1W OR 5232/1159 & 6005/180 UNITY OF TITLE OR 6005/188
Subdivision UNPLATTED LAND	Tax District 1 - CITY
Acreage 1.0700	Parent Parcel 2135204280000

### Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
11/12/2024	\$0	6005/188	Affidavit	Improved
11/12/2024	\$2,420,000	6005/180	Warranty Deed	Vacant
8/27/2018	\$3,210,900	5232/1159	Warranty Deed	Vacant

### Homestead Information

Tax Year	Status	Details
2025	No	
2024	No	

### Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2024	\$1,859,000	\$16,177,796	\$18,036,796	\$0	\$0
2023	\$1,644,500	\$15,000,142	\$16,644,642	\$0	\$0
2022	\$1,644,500	\$10,255,500	\$11,900,000	\$0	\$0

### 2024 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$18,036,796	\$12,658,180	\$0	\$12,658,180
Leon County - Emergency Medical Service	0.75000	\$18,036,796	\$12,658,180	\$0	\$12,658,180
Children Services Council	0.34770	\$18,036,796	\$12,658,180	\$0	\$12,658,180
School - State Law	3.13600	\$18,036,796	\$18,036,796	\$0	\$18,036,796
School - Local Board	2.24800	\$18,036,796	\$18,036,796	\$0	\$18,036,796
City of Tallahassee	4.42000	\$18,036,796	\$12,658,180	\$0	\$12,658,180
NW FL Water Management	0.02180	\$18,036,796	\$12,658,180	\$0	\$12,658,180

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Commercial	Hotels	2020	94,647	5,905

Characteristics

Tax Year	2024
Improvement Name	
Identical Buildings	1
Units	143
Exterior Wall	Wood Stucco
Frame	Fire Prf Steel
Roof Frame	Bar Joist/Rigid Frame

Measurements

Area	Description	SqFt
A0	Hotel, Full Service	10629
A1	Hotel, Full Service	14428
A2	Hotel, Full Service	14239
A3	Hotel, Full Service	12256
A5	Carport Finished	3331

Sketch

