



# 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 2135204280020	Location 826 W GAINES ST	Additional Locations Not Listed
Owner(s) THE RAILYARD HOTEL LLC	Property Use 3900 - HOTELS, MOTELS	
Mailing Address 421 N ANDREWS AVE FORT LAUDERDALE FL 33301	Parcel Description 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
2026	No	
2025	No	

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$3,602,950	\$17,440,210	\$21,043,160	\$0	\$0
2024	\$1,859,000	\$16,177,796	\$18,036,796	\$0	\$0
2023	\$1,644,500	\$15,000,142	\$16,644,642	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$21,043,160	\$14,377,288	\$0	\$14,377,288
Leon County - Emergency Medical Service	0.75000	\$21,043,160	\$14,377,288	\$0	\$14,377,288
Children Services Council	0.34770	\$21,043,160	\$14,377,288	\$0	\$14,377,288
School - State Law	3.11800	\$21,043,160	\$21,043,160	\$0	\$21,043,160
School - Local Board	2.24800	\$21,043,160	\$21,043,160	\$0	\$21,043,160
City of Tallahassee	4.40720	\$21,043,160	\$14,377,288	\$0	\$14,377,288
NW FL Water Management	0.02070	\$21,043,160	\$14,377,288	\$0	\$14,377,288

## Building

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

### Characteristics

Tax Year	2025
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

