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# Leon County Property Appraiser - Parcel Details

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>2135206170000 | **Location** Additional Locations Not Listed<br>1606 BELLE VUE WAY APT 1 |
| **Owner(s)**<br>PHALANX PROPERTIES LLC | **Property Use**<br>0300 - MULTI-FAMILY(10 OR MORE UNITS) |
| **Mailing Address**<br>C/O MINIO HOLDINGS LLC<br>999 VANDERBILT BEACH RD STE 200<br>NAPLES FL 34108 | **Parcel Description**<br>35 1N 1W<br>IN SW 1/4<br>PART OF OR 5165/31<br>DB 43/220 43/227 OR 58/234 58/236 345/503 367/159 1035/1540<br>OR 1556/961 2384/1379 2483/1039 2483/1044 2483/1047<br>OR 2754/127 2754/137 4058/663(LIT) 4447/1246(LIT) 4891/437 |
| **Subdivision**<br>UNPLATTED LAND | **Tax District**<br>1 - CITY |
| **Acreage**<br>1.5900 | **Parent Parcel**<br>2135206150000 |

## Sales Information

| Sale Date | Sale Price | Book/Page | Instrument Type | Improved/Vacant |
|---|---|---|---|---|
| 2/23/2018 | $4,300,000 | 5165/31 | Warranty Deed | Improved |
| 10/2/2002 | $100 | 2754/132 | Warranty Deed | Improved |
| 3/27/2001 | $72,000 | 2483/1042 | Warranty Deed | Improved |

## Homestead Information

| Tax Year | Status | Details |
|---|---|---|
| 2027 | No | |
| 2026 | No | |

## Certified Value History

| Tax Year | Land | Building | Total Market | Homestead Savings | Classified Use |
|---|---|---|---|---|---|
| 2026 | $370,300 | $3,494,976 | $3,865,276 | $0 | $0 |
| 2025 | $370,300 | $3,494,976 | $3,865,276 | $0 | $0 |
| 2024 | $322,000 | $3,419,466 | $3,741,466 | $0 | $0 |

## 2026 Certified Taxable Value

| Taxing Authority | Millage Rate | Market | Assessed | Exempt | Taxable |
|---|---|---|---|---|---|
| Leon County | 8.31440 | $3,865,276 | $3,865,276 | $0 | $3,865,276 |
| Leon County - Emergency Medical Service | 0.75000 | $3,865,276 | $3,865,276 | $0 | $3,865,276 |
| Children Services Council | 0.33530 | $3,865,276 | $3,865,276 | $0 | $3,865,276 |
| School - State Law | 3.09500 | $3,865,276 | $3,865,276 | $0 | $3,865,276 |
| School - Local Board | 2.24800 | $3,865,276 | $3,865,276 | $0 | $3,865,276 |
| City of Tallahassee | 4.25730 | $3,865,276 | $3,865,276 | $0 | $3,865,276 |
| NW FL Water Management | 0.02010 | $3,865,276 | $3,865,276 | $0 | $3,865,276 |
| | | | | | |

## Building

| Building Use | Building Type | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|---|---|---|---|---|
| Commercial | Student Multi Lease | 2001 | 12,144 | 192 |

## Characteristics

| | |
|---|---|
| Tax Year | 2026 |
| Improvement Name | |
| Identical Buildings | 1 |
| Units | 20 |
| Exterior Wall | Common Brick/Wood |
| Frame | Wood Beam & Col. |
| Roof Frame | Gable & Hip |

## Measurements

| Area | Description | SqFt |
|---|---|---|
| A0 | Multiple Res (Low Rise) | 6072 |
| A1 | Multiple Res (Low Rise) | 6072 |
| A2 | Open Porch Finish | 48 |
| A3 | Open Porch Finish | 48 |
| A4 | Open Porch Finish | 48 |

## Sketch

