



# 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>2135206300000                            | Location<br>220 RIVOLI RD APT 2                        |
| Owner(s)<br>NIRAN REALTY CORPA                            | Property Use<br>0100 - SINGLE FAMILY RESIDENTIAL       |
| Mailing Address<br>35 FENSAK AVE<br>ELMWOOD PARK NJ 07407 | Parcel Description<br>SECTION 35 T1N R1W<br>OR 6033/92 |
| Subdivision<br>UNPLATTED LAND                             | Tax District<br>1 - CITY                               |
| Acreage<br>0.1600   | Parent Parcel  |

## Sales Information

| Sale Date | Sale Price | Book/Page | Instrument Type | Improved/Vacant |
|-----------|------------|-----------|-----------------|-----------------|
| 2/21/2025 | \$765,000  | 6033/92   | Warranty Deed   | Improved        |
| 4/21/2003 | \$100      | 2852/1302 | Quit Claim      | Improved        |
| 12/1/1999 | \$100      | 2329/0205 | 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     | \$30,000 | \$120,156 | \$150,156    | \$0               | \$0            |
|          |          |           |              |                   |                |
|          |          |           |              |                   |                |

## 2025 Certified Taxable Value

| Taxing Authority                        | Millage Rate | Market    | Assessed  | Exempt | Taxable   |
|---|--------------|-----------|-----------|--------|-----------|
| Leon County                             | 8.31440      | \$150,156 | \$150,156 | \$0    | \$150,156 |
| Leon County - Emergency Medical Service | 0.75000      | \$150,156 | \$150,156 | \$0    | \$150,156 |
| Children Services Council               | 0.34770      | \$150,156 | \$150,156 | \$0    | \$150,156 |
| School - State Law                      | 3.11800      | \$150,156 | \$150,156 | \$0    | \$150,156 |
| School - Local Board                    | 2.24800      | \$150,156 | \$150,156 | \$0    | \$150,156 |
| City of Tallahassee                     | 4.40720      | \$150,156 | \$150,156 | \$0    | \$150,156 |
| NW FL Water Management                  | 0.02070      | \$150,156 | \$150,156 | \$0    | \$150,156 |
|   |              |           |           |        |           |

## Building

| Building Use | Building Type | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|--------------|---------------|------------|--------------------|----------------|
| Residential  | Single Family | 1953       | 1,134              | 55             |

### Characteristics

|               |                         |
|---------------|-------------------------|
| Tax Year      | 2025                    |
| Stories       | 2                       |
| Exterior Wall | Combination Brick Walls |
| Roof Frame    | Wood Framed/Truss       |
| Roof Cover    | Composition Shingle     |
|               |                         |
| Pool          | No                      |

### Measurements

| Area | Description          | SqFt |
|------|----------------------|------|
| A0   | Main Building        | 567  |
| A1   | Upper Story Finished | 567  |
| A2   | Open Porch Unfin     | 55   |
|      |                      |      |
|      |                      |      |

## Sketch

