



# 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>2136450080000                             | Location<br>118 N MONROE ST  |
| Owner(s)<br>BOULOS LLC                                     | Property Use<br>1800 - OFFICE BUILDINGS/NONPROF/MULTI  |
| Mailing Address<br>118 N MONROE ST<br>TALLAHASSEE FL 32301 | Parcel Description<br>OLD C H SQ N A<br>LOT 8<br>DB 227/571 OR 1315/1275 1530/2098<br>OR 2241/530 2318/1673<br>FLORIDA THEATRE |
| Subdivision<br>OLD COURTHOUSE SQUARE                       | Tax District<br>3 - DOWNTOWN   |
| Acreage<br>0.2200  | Parent Parcel  |

## Sales Information

| Sale Date | Sale Price  | Book/Page | Instrument Type | Improved/Vacant |
|-----------|-------------|-----------|-----------------|-----------------|
| 11/8/2017 | \$100       | 5129/1954 | Quit Claim      | Improved        |
| 3/31/2017 | \$1,475,000 | 5047/1504 | Warranty Deed   | Improved        |
| 3/18/2013 | \$1,225,000 | 4498/569  | 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     | \$661,227 | \$1,027,137 | \$1,688,364  | \$0               | \$0            |
| 2024     | \$632,478 | \$1,056,369 | \$1,688,847  | \$0               | \$0            |
| 2023     | \$603,729 | \$1,076,861 | \$1,680,590  | \$0               | \$0            |

## 2025 Certified Taxable Value

| Taxing Authority                        | Millage Rate | Market      | Assessed    | Exempt | Taxable     |
|---|--------------|-------------|-------------|--------|-------------|
| Leon County                             | 8.31440      | \$1,688,364 | \$1,688,364 | \$0    | \$1,688,364 |
| Leon County - Emergency Medical Service | 0.75000      | \$1,688,364 | \$1,688,364 | \$0    | \$1,688,364 |
| Children Services Council               | 0.34770      | \$1,688,364 | \$1,688,364 | \$0    | \$1,688,364 |
| School - State Law                      | 3.11800      | \$1,688,364 | \$1,688,364 | \$0    | \$1,688,364 |
| School - Local Board                    | 2.24800      | \$1,688,364 | \$1,688,364 | \$0    | \$1,688,364 |
| City of Tallahassee                     | 4.40720      | \$1,688,364 | \$1,688,364 | \$0    | \$1,688,364 |
| Downtown Improvement Authority          | 1.00000      | \$1,688,364 | \$1,688,364 | \$0    | \$1,688,364 |
| NW FL Water Management                  | 0.02070      | \$1,688,364 | \$1,688,364 | \$0    | \$1,688,364 |

## Building

| Building Use | Building Type   | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|--------------|-----------------|------------|--------------------|----------------|
| Commercial   | Office Mid Rise | 1960       | 27,722             | 48             |

### Characteristics

|                     |                       |
|---------------------|-----------------------|
| Tax Year            | 2025                  |
| Improvement Name    |                       |
| Identical Buildings | 1                     |
| Units               |                       |
| Exterior Wall       | Common Brick          |
| Frame               | Masonry Pil./Stl      |
| Roof Frame          | Bar Joist/Rigid Frame |

### Measurements

| Area | Description        | SqFt |
|------|--------------------|------|
| A0   | Office Building    | 2734 |
| A1   | Office Building    | 8324 |
| A3   | Office Building    | 8340 |
| A5   | Parking Level      | 5763 |
| A6   | Utility Unfinished | 90   |

## Sketch

