

**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>261221 C0010                                      | Location<br>0 PINE BLUFF TRL                                                                                                              |
| Owner(s)<br><br>CAPITAL CITY DEVELOPMENT LLC                       | Property Use<br><br>5400 - TIMBERLAND, INDEX 90+                                                                                          |
| Mailing Address<br><br>5350 CAPITAL CIR NW<br>TALLAHASSEE FL 32303 | Parcel Description<br>RIVERS EDGE<br>12 3N 1W 14.92 AC.<br>LOT 1 BLOCK C<br>OR 1615/1093 1704/2255 1715/900<br>OR 1938/1958 1963 2080/430 |
| Subdivision<br>RIVERS EDGE                                         | Tax District<br>2 - COUNTY                                                                                                                |
| Acreage<br>14.9200                                                 | Parent Parcel<br>2612202010000                                                                                                            |

**Sales Information**

| Sale Date  | Sale Price  | Book/Page | Instrument Type | Improved/Vacant |
|------------|-------------|-----------|-----------------|-----------------|
| 10/30/2020 | \$1,067,600 | 5509/27   | Warranty Deed   | Vacant          |
| 8/30/2007  | \$967,000   | 3762/1289 | Warranty Deed   | Vacant          |
|            |             |           |                 |                 |

**Homestead Information**

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

**Certified Value History**

| Tax Year | Land     | Building | Total Market | Homestead Savings | Classified Use |
|----------|----------|----------|--------------|-------------------|----------------|
| 2026     | \$89,520 | \$0      | \$89,520     | \$0               | \$7,311        |
| 2025     | \$89,520 | \$0      | \$89,520     | \$0               | \$7,908        |
| 2024     | \$89,520 | \$0      | \$89,520     | \$0               | \$8,042        |

**2026 Certified Taxable Value**

| Taxing Authority                        | Millage Rate | Market   | Assessed | Exempt | Taxable |
|-----------------------------------------|--------------|----------|----------|--------|---------|
| Leon County                             | 8.31440      | \$89,520 | \$7,311  | \$0    | \$7,311 |
| Leon County - Emergency Medical Service | 0.75000      | \$89,520 | \$7,311  | \$0    | \$7,311 |
| Children Services Council               | 0.33530      | \$89,520 | \$7,311  | \$0    | \$7,311 |
| School - State Law                      | 3.09500      | \$89,520 | \$7,311  | \$0    | \$7,311 |
| School - Local Board                    | 2.24800      | \$89,520 | \$7,311  | \$0    | \$7,311 |
| NW FL Water Management                  | 0.02010      | \$89,520 | \$7,311  | \$0    | \$7,311 |
|                                         |              |          |          |        |         |
|                                         |              |          |          |        |         |

Building

| Building Use | Building Type | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|--------------|---------------|------------|--------------------|----------------|
|              |               |            |                    |                |

| Characteristics |  |
|-----------------|--|
|                 |  |
|                 |  |
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|                 |  |
|                 |  |
|                 |  |

| Measurements |             |      |
|--------------|-------------|------|
| Area         | Description | SqFt |
|              |             |      |
|              |             |      |
|              |             |      |
|              |             |      |
|              |             |      |

Sketch



Sorry, no sketch available  
for this record