



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 3104202020000	Location 2308 APALACHEE PKWY
Owner(s) MD NY PROPERTY V LLC	Property Use 2200 - DRIVE IN RESTAURANTS
Mailing Address PO BOX 1000 WINTER HAVEN FL 33882	Parcel Description 4 1S 1E IN SW 1/4 OF NW 1/4 OR 1560/1832 CHIC FILET
Subdivision UNPLATTED LAND	Tax District 1 - CITY
Acreage 2.3200	Parent Parcel

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
7/1/2024	\$3,548,400	5966/1474	Warranty Deed	Improved
6/11/1996	\$0	1915/640	Articles Of Agreement	Improved
6/1/1992	\$412,300	1560/1832	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	\$689,119	\$949,861	\$1,638,980	\$0	\$0
2024	\$623,779	\$521,834	\$1,145,613	\$0	\$0
2023	\$558,439	\$571,698	\$1,130,137	\$0	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$1,638,980	\$1,638,980	\$0	\$1,638,980
Leon County - Emergency Medical Service	0.75000	\$1,638,980	\$1,638,980	\$0	\$1,638,980
Children Services Council	0.34770	\$1,638,980	\$1,638,980	\$0	\$1,638,980
School - State Law	3.11800	\$1,638,980	\$1,638,980	\$0	\$1,638,980
School - Local Board	2.24800	\$1,638,980	\$1,638,980	\$0	\$1,638,980
City of Tallahassee	4.40720	\$1,638,980	\$1,638,980	\$0	\$1,638,980
NW FL Water Management	0.02070	\$1,638,980	\$1,638,980	\$0	\$1,638,980

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Commercial	Fast Food Drive-In	1993	3,926	829

Characteristics

Tax Year	2025
Improvement Name	
Identical Buildings	1
Units	
Exterior Wall	Wood Stucco
Frame	Wood Beam & Col.
Roof Frame	Wood Frame/Truss

Measurements

Area	Description	SqFt
A0	Fast Food Restaurant	3926
A102	Open Porch Finish	376
A103	Canopy	188
A104	Canopy	265

Sketch

