Printed on: 10/30/2025



8.8200

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 Location **Additional Locations Not Listed** 2822 OLD ST AUGUSTINE RD 3104204050000 Owner(s) **Property Use EMERY COVE LTD** 0300 - MULTI-FAMILY(10 OR MORE UNITS) **Mailing Address Parcel Description** 4 1S 1E **1649 ATLANTIC BLVD** IN W 1/2 OF SE 1/4 OF SE 1/4 JACKSONVILLE FL 32207-3346 TRACT 1 OF A TA OR 711/236(LESS ROW- OR 4330/1358) 5241/1180(TA) **Tax District** Subdivision 1 - CITY **UNPLATTED LAND Parent Parcel** Acreage

Sales Information				
Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
8/31/2022	\$1,300,000	5771/1606	Warranty Deed	Improved
1/11/2019	\$100	5276/2192	Quit Claim	Improved
7/6/2015	\$100	4819/585	Quit Claim	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	\$1,276,800	\$6,149,200	\$7,426,000	\$0	\$0
2024	\$960,000	\$0	\$960,000	\$0	\$0
2023	\$960,000	\$0	\$960,000	\$0	\$0

2025 Certified Taxable Value					
Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$7,426,000	\$7,426,000	\$0	\$7,426,000
Leon County - Emergency Medical Service	0.75000	\$7,426,000	\$7,426,000	\$0	\$7,426,000
Children Services Council	0.34770	\$7,426,000	\$7,426,000	\$0	\$7,426,000
School - State Law	3.11800	\$7,426,000	\$7,426,000	\$0	\$7,426,000
School - Local Board	2.24800	\$7,426,000	\$7,426,000	\$0	\$7,426,000
City of Tallahassee	4.40720	\$7,426,000	\$7,426,000	\$0	\$7,426,000
NW FL Water Management	0.02070	\$7,426,000	\$7,426,000	\$0	\$7,426,000

Building				
Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Commercial	Lihtc	2024	3,372	1,892

Characteristics		
Tax Year	2025	
Improvement Name		
Identical Buildings	1	
Units	96	
Exterior Wall	Siding Avg.	
Frame	Wood Beam & Col.	
Roof Frame	Gable & Hip	

	Measurements	
Area	Description	SqFt
A0	Multiple Res (Low Rise)	3372
A 1	Det Utility Unfin	720
A2	Open Porch Finish	156
А3	Open Porch Finish	
A4	Open Porch Finish	512

Sketch

