



# Leon County Property Appraiser - Parcel Details

Printed on: 05/28/2026

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

|   |   |
|---|---|
| <b>Parcel Number</b><br>3104204280000   | <b>Location</b><br>2849 APALACHEE PKWY APT A  |
| <b>Owner(s)</b><br>RI CS2 LLC   | <b>Property Use</b><br>1100 - STORES, ONE STORY   |
| <b>Mailing Address</b><br>ATTN: PRTFOLIO MANAGEMENT #1708<br>11995 EL CAMINO REAL<br>SAN DIEGO CA 92130 | <b>Parcel Description</b><br>4 1S 1E 1.142 A<br>IN NE 1/4 OF NW 1/4 OF SE 1/4<br>OR 709/615 1479/1509 2268/1378<br>(FKA SING OIL STATION)<br>BNY WESTERN TRUST CO-TRUSTEE |
| <b>Subdivision</b><br>UNPLATTED LAND  | <b>Tax District</b><br>1 - CITY   |
| <b>Acreage</b><br>1.1420  | <b>Parent Parcel</b>  |

## Sales Information

| Sale Date | Sale Price  | Book/Page | Instrument Type | Improved/Vacant |
|-----------|-------------|-----------|-----------------|-----------------|
| 3/6/2004  | \$940,000   | 3068/68   | Warranty Deed   | Improved        |
| 6/1/1999  | \$1,337,700 | 2268/1378 | Warranty Deed   | Improved        |
| 1/1/1973  | \$140,000   | 0580/0890 | 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     | \$472,578 | \$424,328 | \$896,906    | \$0               | \$0            |
| 2024     | \$447,705 | \$423,911 | \$871,616    | \$0               | \$0            |
| 2023     | \$397,960 | \$405,320 | \$803,280    | \$0               | \$0            |

## 2025 Certified Taxable Value

| Taxing Authority                        | Millage Rate | Market    | Assessed  | Exempt | Taxable   |
|---|--------------|-----------|-----------|--------|-----------|
| Leon County                             | 8.31440      | \$896,906 | \$896,906 | \$0    | \$896,906 |
| Leon County - Emergency Medical Service | 0.75000      | \$896,906 | \$896,906 | \$0    | \$896,906 |
| Children Services Council               | 0.34770      | \$896,906 | \$896,906 | \$0    | \$896,906 |
| School - State Law                      | 3.11800      | \$896,906 | \$896,906 | \$0    | \$896,906 |
| School - Local Board                    | 2.24800      | \$896,906 | \$896,906 | \$0    | \$896,906 |
| City of Tallahassee                     | 4.40720      | \$896,906 | \$896,906 | \$0    | \$896,906 |
| NW FL Water Management                  | 0.02070      | \$896,906 | \$896,906 | \$0    | \$896,906 |
|   |              |           |           |        |           |

## Building

| Building Use | Building Type  | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|--------------|----------------|------------|--------------------|----------------|
| Commercial   | Conv-Store/Gas | 1975       | 2,904              | 396            |

### 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   | Mini-Mart Convenience Store | 2904 |
| A2   | Open Porch Finish           | 396  |
|      |                             |      |
|      |                             |      |
|      |                             |      |

## Sketch

