



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 310430 B0240	Location 1233 CROSS CREEK CIR APT A	Additional Locations Not Listed
Owner(s) MARKET RATE RENTALS LLC	Property Use 0800 - MFR < 10 UNITS - RESIDENTIAL	
Mailing Address 2928 WELLINGTON CIR STE 101 TALLAHASSEE FL 32309	Parcel Description SECTION 4 T1S R1E CROSS CREEK UNRECORDED LOT 24 & PART OF LOT 22 BLOCK B OR 1029/285 & 3043/411	
Subdivision CROSS CREEK	Tax District 1 - CITY	
Acreage 0.2500	Parent Parcel	

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
10/30/2025	\$487,500	6112/928	Warranty Deed	Improved
1/31/2004	\$100	3043/411	Quit Claim	Improved
10/31/2001	\$135,000	2582/1496	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	\$60,000	\$252,732	\$312,732	\$0	\$0
2024	\$60,000	\$229,842	\$289,842	\$0	\$0
2023	\$60,000	\$201,109	\$261,109	\$0	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$312,732	\$243,168	\$0	\$243,168
Leon County - Emergency Medical Service	0.75000	\$312,732	\$243,168	\$0	\$243,168
Children Services Council	0.34770	\$312,732	\$243,168	\$0	\$243,168
School - State Law	3.11800	\$312,732	\$312,732	\$0	\$312,732
School - Local Board	2.24800	\$312,732	\$312,732	\$0	\$312,732
City of Tallahassee	4.40720	\$312,732	\$243,168	\$0	\$243,168
NW FL Water Management	0.02070	\$312,732	\$243,168	\$0	\$243,168

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Multi Family	1983	3,960	344

Characteristics

Tax Year	2025
Stories	3
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	1811
A1	Open Porch Unfin	40
A2	Open Porch Unfin	40
A3	Utility Finished	30
A4	Open Porch Unfin	16

Sketch

