Printed on: 11/13/2026

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 3107202090000	**Location** Additional Locations Not Listed 821 E MAGNOLIA DR
Owner(s) MHP MAGNOLIA OAKS LLC	**Property Use** 0300 - MULTI-FAMILY(10 OR MORE UNITS)
Mailing Address 777 BRICKELL AVE AVE STE 1300 MIAMI FL 33131	**Parcel Description** 7 1S 1E 6.80 AC IN E 1/2 OF NW 1/4 DB 25/519 OR 793/675 965/2202 1870/1027 2104/2224 80-78PR 2104/2231 2109/1508 2621/908 2686/244 247 2933/1018 3143/1049 3315/1951 3316/199 3326/1684 1198/1520 1214/953 1228/1671 1252/1684 1457/1734
Subdivision UNPLATTED LAND	**Tax District** 1 - CITY
Acreage 6.8000	**Parent Parcel**

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
6/21/2021	$820,000	5613/858	Warranty Deed	Vacant
7/8/2005	$325,000	3326/1686	Warranty Deed	Vacant
11/10/2003	$100	2987/1238	Corrective Deed	Improved

Homestead Information

Tax Year	Status	Details
2027	No	
2026	No	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2026	$1,199,000	$5,601,000	$6,800,000	$0	$0
2025	$1,573,000	$5,227,000	$6,800,000	$0	$0
2024	$1,463,000	$5,993,500	$7,456,500	$0	$0

2026 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	$6,800,000	$6,800,000	$0	$6,800,000
Leon County - Emergency Medical Service	0.75000	$6,800,000	$6,800,000	$0	$6,800,000
Children Services Council	0.33530	$6,800,000	$6,800,000	$0	$6,800,000
School - State Law	3.09500	$6,800,000	$6,800,000	$0	$6,800,000
School - Local Board	2.24800	$6,800,000	$6,800,000	$0	$6,800,000
City of Tallahassee	4.25730	$6,800,000	$6,800,000	$0	$6,800,000
NW FL Water Management	0.02010	$6,800,000	$6,800,000	$0	$6,800,000

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Commercial	Attainable Multifamily	2023	4,146	1,325

Characteristics

Tax Year	2026
Improvement Name	-4
Identical Buildings	1
Units	110
Exterior Wall	Siding Avg.
Frame	Wood Beam & Col.
Roof Frame	Gable & Hip

Measurements

Area	Description	SqFt
A0	Apartment	2852
A1	Apartment	1294
A2	Open Porch Finish	1325
A3	Det Utility Finish	400

Sketch

