



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 311622 B0010	Location 3550 ESPLANADE WAY OFC Additional Locations Not Listed
Owner(s) SOUTHWOOD INVESTORS LLC	Property Use 0300 - MULTI-FAMILY(10 OR MORE UNITS)
Mailing Address 1276 50TH ST STE 207 BROOKLYN NY 11219-3575	Parcel Description SOUTHWOOD UNIT 20 PHASES 1 & 2 9 & 16 1S 1E 19.435 A LOT 1 BLOCK B & LOT 1 OF SOUTHWOOD UNIT 24 OR 1188/983 1218/1013 3676/2376(UT) 4766/1719(RUT)
Subdivision SOUTHWOOD UNIT 20, PHASES 1 & 2	Tax District 1 - CITY
Acreage 19.4350	Parent Parcel 3109204010000

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
8/10/2021	\$44,750,000	5627/512	Warranty Deed	Improved
2/6/2015	\$29,625,000	4763/734	Warranty Deed	Improved
7/29/2005	\$2,480,000	3341/1105	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	\$3,546,400	\$35,250,334	\$38,796,734	\$0	\$0
2024	\$3,298,400	\$34,244,454	\$37,542,854	\$0	\$0
2023	\$2,976,000	\$33,622,829	\$36,598,829	\$0	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$38,796,734	\$38,796,734	\$0	\$38,796,734
Leon County - Emergency Medical Service	0.75000	\$38,796,734	\$38,796,734	\$0	\$38,796,734
Children Services Council	0.34770	\$38,796,734	\$38,796,734	\$0	\$38,796,734
School - State Law	3.11800	\$38,796,734	\$38,796,734	\$0	\$38,796,734
School - Local Board	2.24800	\$38,796,734	\$38,796,734	\$0	\$38,796,734
City of Tallahassee	4.40720	\$38,796,734	\$38,796,734	\$0	\$38,796,734
NW FL Water Management	0.02070	\$38,796,734	\$38,796,734	\$0	\$38,796,734

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Commercial	Standard Apartments	2007	19,941	5,918

Characteristics

Tax Year	2025
Improvement Name	
Identical Buildings	1
Units	248
Exterior Wall	Siding Avg.
Frame	Wood Beam & Col.
Roof Frame	Gable & Hip

Measurements

Area	Description	SqFt
A0	Multiple Res (Low Rise)	2217
A1	Multiple Res (Low Rise)	2397
A2	Multiple Res (Low Rise)	2960
A3	Multiple Res (Low Rise)	3140
A4	Multiple Res (Low Rise)	6267

Sketch

