

**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 311626 C0100	Location 3686 COOLIDGE CT	Additional Locations Not Listed
Owner(s) 3692 COOLIDGE COURT LLC	Property Use 1800 - OFFICE BUILDINGS/NONPROF/MULTI	
Mailing Address 3606 MACLAY BLVD STE 204 TALLAHASSEE FL 32312	Parcel Description SECTION 16 T1S R1E SOUTHWOOD UNIT 5 PHASES 8 & 9 PB 15/14 LOTS 10 AND 11 BLOCK C UNITY OF TITLE OR 3308/249 LESS OR 5912/2162 OR 3248/980 LESS OR 5913/2252	
Subdivision SOUTHWOOD UNIT 5 PHASES 6 7 8 & 9	Tax District 1 - CITY	
Acreage 2.8200	Parent Parcel	

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
5/22/2025	\$3,300,000	6061/960	Warranty Deed	Improved
10/30/2013	\$0	4598/521	Corporate Merger	Vacant
3/8/2005	\$0	3308/249	Affidavit	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	\$405,369	\$2,381,334	\$2,786,703	\$0	\$0
2024	\$386,943	\$2,454,338	\$2,841,281	\$0	\$0
2023	\$244,371	\$2,311,699	\$2,556,070	\$0	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$2,786,703	\$2,786,703	\$0	\$2,786,703
Leon County - Emergency Medical Service	0.75000	\$2,786,703	\$2,786,703	\$0	\$2,786,703
Children Services Council	0.34770	\$2,786,703	\$2,786,703	\$0	\$2,786,703
School - State Law	3.11800	\$2,786,703	\$2,786,703	\$0	\$2,786,703
School - Local Board	2.24800	\$2,786,703	\$2,786,703	\$0	\$2,786,703
City of Tallahassee	4.40720	\$2,786,703	\$2,786,703	\$0	\$2,786,703
NW FL Water Management	0.02070	\$2,786,703	\$2,786,703	\$0	\$2,786,703

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Commercial	Office Mid Rise	2007	29,328	1,874

Characteristics

Tax Year	2025
Improvement Name	
Identical Buildings	1
Units	
Exterior Wall	Common Brick
Frame	Fire Prf Steel
Roof Frame	Bar Joist/Rigid Frame

Measurements

Area	Description	SqFt
A0	Office Building	14219
A1	Office Building	15109
A2	Open Porch Finish	921
A3	Open Porch Finish	921
A4	Open Porch Finish	32

Sketch

