



# Leon County Property Appraiser - Parcel Details

Printed on: 04/04/2026

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

Parcel Number 311980 C0010	Location 4553 WOODVILLE HWY UNIT A
Owner(s) BLUEWATER CAPITAL 4553 LLC	Property Use 4800 - WAREHOUSING, DISTRIBUTION
Mailing Address 1540 SW 5TH AVE STE 101 OCALA FL 34471	Parcel Description WOODSIDE HEIGHTS LOT 1 LS EAST 75' & SW TRI BLOCK C BUSINESS LOT BLOCK C ALSO 20 FT OF ABD ALLEY OR 792/49 888/480 905/471 OR 2317/1659
Subdivision WOODSIDE HEIGHTS	Tax District 2 - COUNTY
Acreage 0.4200	Parent Parcel

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
1/10/2024	\$385,000	5917/692	Warranty Deed	Improved
8/27/2009	\$19,800	4026/1781	Quit Claim	Improved
5/29/2003	\$100	2882/1	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	\$54,885	\$75,291	\$130,176	\$0	\$0
2024	\$25,156	\$68,098	\$93,254	\$0	\$0
2023	\$22,869	\$60,617	\$83,486	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$130,176	\$130,176	\$0	\$130,176
Leon County - Emergency Medical Service	0.75000	\$130,176	\$130,176	\$0	\$130,176
Children Services Council	0.34770	\$130,176	\$130,176	\$0	\$130,176
School - State Law	3.11800	\$130,176	\$130,176	\$0	\$130,176
School - Local Board	2.24800	\$130,176	\$130,176	\$0	\$130,176
NW FL Water Management	0.02070	\$130,176	\$130,176	\$0	\$130,176

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Commercial	Warehouse	1978	1,890	150

## Characteristics

Tax Year	2025
Improvement Name	
Identical Buildings	1
Units	
Exterior Wall	Prefinished Metal
Frame	Rigid Frame
Roof Frame	Steel Truss & Purlins

## Measurements

Area	Description	SqFt
A0	Storage Warehouse	1890
A2	Open Porch Unfin	150

## Sketch

