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**<br>3121206180000 | **Location** Additional Locations Not Listed<br>1894 MERCHANTS ROW BLVD |
| **Owner(s)**<br>LAKESIDE GRAND LLC | **Property Use**<br>0300 - MULTI-FAMILY(10 OR MORE UNITS) |
| **Mailing Address**<br>BOX 518<br>PHENIX CITY AL 36868 | **Parcel Description**<br>SECTION 21 T1S R1E<br>SOUTHWOOD UNIT 35 PHASE III PB 20/65<br>INCLUDES LOTS 1 AND 2 BLOCK B<br>UNITY OF TITLE OR 5584/905<br>OR 5521/605 |
| **Subdivision**<br>SOUTHWOOD UNIT 35, PHASE III | **Tax District**<br>1 - CITY |
| **Acreage**<br>34.4800 | **Parent Parcel**<br>3121200040000 |

## Sales Information

| Sale Date | Sale Price | Book/Page | Instrument Type | Improved/Vacant |
|---|---|---|---|---|
| 12/4/2020 | $3,800,000 | 5521/605 | Warranty Deed | Vacant |
| | | | | |
| | | | | |

## Homestead Information

| Tax Year | Status | Details |
|---|---|---|
| 2027 | No | |
| 2026 | No | |

## Certified Value History

| Tax Year | Land | Building | Total Market | Homestead Savings | Classified Use |
|---|---|---|---|---|---|
| 2026 | $4,123,000 | $57,877,000 | $62,000,000 | $0 | $0 |
| 2025 | $4,123,000 | $62,177,000 | $66,300,000 | $0 | $0 |
| 2024 | $4,123,000 | $64,627,000 | $68,750,000 | $0 | $0 |

## 2026 Certified Taxable Value

| Taxing Authority | Millage Rate | Market | Assessed | Exempt | Taxable |
|---|---|---|---|---|---|
| Leon County | 8.31440 | $62,000,000 | $62,000,000 | $0 | $62,000,000 |
| Leon County - Emergency Medical Service | 0.75000 | $62,000,000 | $62,000,000 | $0 | $62,000,000 |
| Children Services Council | 0.33530 | $62,000,000 | $62,000,000 | $0 | $62,000,000 |
| School - State Law | 3.09500 | $62,000,000 | $62,000,000 | $0 | $62,000,000 |
| School - Local Board | 2.24800 | $62,000,000 | $62,000,000 | $0 | $62,000,000 |
| City of Tallahassee | 4.25730 | $62,000,000 | $62,000,000 | $0 | $62,000,000 |
| NW FL Water Management | 0.02010 | $62,000,000 | $62,000,000 | $0 | $62,000,000 |
| | | | | | |

## Building

| Building Use | Building Type | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|---|---|---|---|---|
| Commercial | Standard Apartments | 2023 | 6,024 | 1,655 |

## Characteristics

| | |
|---|---|
| Tax Year | 2026 |
| Improvement Name | |
| Identical Buildings | 1 |
| Units | 310 |
| Exterior Wall | Siding Avg. |
| Frame | Wood Beam & Col. |
| Roof Frame | Gable & Hip |

## Measurements

| Area | Description | SqFt |
|---|---|---|
| A0 | Multiple Res (Low Rise) | 5556 |
| A6 | Multiple Res (Low Rise) | 468 |
| A7 | Open Porch Finish | 748 |
| A8 | Utility Finished | 88 |
| A9 | Open Porch Finish | 420 |

## Sketch

