



Leon County Property Appraiser - Parcel Details

Printed on: 08/15/2025

The Tax Roll is compiled by Legal Descriptions recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Summary

| | |
|---|---|
| Parcel Number 4102330000030 | Location 1313 LAKE AVE APT 2 |
| Owner(s) CAYIR RANA F CAYIR RAVZA N | Property Use 0107 - TOWNHOUSE |
| Mailing Address 1313 LAKE AVE APT 2 TALLAHASSEE FL 32310-5738 | Legal LAKE AVE TOWNHOMES 2 1S 1W LOT 3 |
| Subdivision LAKE AVENUE TOWNHOMES | Tax District 1 - CITY |
| Acreage 0.0900 | Parent Parcel 410230 R0030 |

Sales Information

| Sale Date | Sale Price | Book/Page | Instrument Type | Improved/Vacant |
|-----------|------------|-----------|-----------------|-----------------|
| 5/13/2022 | \$167,000 | 5733/2295 | Warranty Deed | Improved |
| 5/19/2008 | \$159,900 | 3863/2273 | Warranty Deed | Improved |
| | | | | |

Homestead Information

| Tax Year | Status | Details |
|----------|--------|---------|
| 2025 | No | |
| 2024 | No | |

Certified Value History

| Tax Year | Land | Building | Total Market | Homestead Savings | Classified Use |
|----------|----------|-----------|--------------|-------------------|----------------|
| 2024 | \$15,000 | \$130,907 | \$145,907 | \$0 | \$0 |
| 2023 | \$10,000 | \$122,718 | \$132,718 | \$0 | \$0 |
| 2022 | \$8,000 | \$107,298 | \$115,298 | \$18,020 | \$0 |

2024 Certified Taxable Value

| Taxing Authority | Millage Rate | Market | Assessed | Exempt | Taxable |
|---|--------------|-----------|-----------|--------|-----------|
| Leon County | 8.31440 | \$145,907 | \$145,907 | \$0 | \$145,907 |
| Leon County - Emergency Medical Service | 0.75000 | \$145,907 | \$145,907 | \$0 | \$145,907 |
| Children Services Council | 0.34770 | \$145,907 | \$145,907 | \$0 | \$145,907 |
| School - State Law | 3.13600 | \$145,907 | \$145,907 | \$0 | \$145,907 |
| School - Local Board | 2.24800 | \$145,907 | \$145,907 | \$0 | \$145,907 |
| City of Tallahassee | 4.42000 | \$145,907 | \$145,907 | \$0 | \$145,907 |
| NW FL Water Management | 0.02180 | \$145,907 | \$145,907 | \$0 | \$145,907 |
| | | | | | |

Building

| Building Use | Building Type | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|--------------|---------------|------------|--------------------|----------------|
| Residential | Townhome | 2007 | 1,733 | 275 |

Characteristics

| | |
|---------------|---------------------|
| Tax Year | 2024 |
| Stories | 2 |
| Exterior Wall | Siding Average |
| Roof Frame | Wood Framed/Truss |
| Roof Cover | Composition Shingle |
| Bed/Bath/Half | 3/2/1 |
| Pool | No |

Measurements

| Area | Description | SqFt |
|------|----------------------|------|
| A0 | Main Building | 1008 |
| A1 | Garage Finished | 247 |
| A2 | Open Porch Finish | 28 |
| A3 | Upper Story Finished | 725 |
| | | |

Sketch

