

**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>4103202400000   | Location<br>2125 JACKSON BLUFF RD APT 101<br><span>Additional Locations Not Listed</span> |
| Owner(s)<br>AHR FL I LLC   | Property Use<br>0300 - MULTI-FAMILY(10 OR MORE UNITS)                                     |
| Mailing Address<br>4741 CENTRAL ST STE 2300<br>KANSAS CITY MO 64112-1533 | Parcel Description<br>SECTION 3 T1S R1W<br>OR 6038/917                                    |
| Subdivision<br>UNPLATTED LAND  | Tax District<br>1 - CITY  |
| Acreage<br>5.0200  | Parent Parcel   |

**Sales Information**

| Sale Date | Sale Price   | Book/Page | Instrument Type | Improved/Vacant |
|-----------|--------------|-----------|-----------------|-----------------|
| 3/11/2025 | \$17,777,000 | 6038/917  | Warranty Deed   | Improved        |
| 3/26/2024 | \$0          | 5938/596  | Warranty Deed   | Improved        |
| 7/26/2023 | \$13,000,000 | 5870/1592 | 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     | \$816,000 | \$5,860,533 | \$6,676,533  | \$0               | \$0            |
| 2024     | \$985,600 | \$8,665,019 | \$9,650,619  | \$0               | \$0            |
| 2023     | \$896,000 | \$8,528,937 | \$9,424,937  | \$0               | \$0            |

**2025 Certified Taxable Value**

| Taxing Authority                        | Millage Rate | Market      | Assessed    | Exempt | Taxable     |
|---|--------------|-------------|-------------|--------|-------------|
| Leon County                             | 8.31440      | \$6,676,533 | \$6,676,533 | \$0    | \$6,676,533 |
| Leon County - Emergency Medical Service | 0.75000      | \$6,676,533 | \$6,676,533 | \$0    | \$6,676,533 |
| Children Services Council               | 0.34770      | \$6,676,533 | \$6,676,533 | \$0    | \$6,676,533 |
| School - State Law                      | 3.11800      | \$6,676,533 | \$6,676,533 | \$0    | \$6,676,533 |
| School - Local Board                    | 2.24800      | \$6,676,533 | \$6,676,533 | \$0    | \$6,676,533 |
| City of Tallahassee                     | 4.40720      | \$6,676,533 | \$6,676,533 | \$0    | \$6,676,533 |
| NW FL Water Management                  | 0.02070      | \$6,676,533 | \$6,676,533 | \$0    | \$6,676,533 |
|   |              |             |             |        |             |

Building

| Building Use | Building Type      | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|--------------|--------------------|------------|--------------------|----------------|
| Commercial   | Student Apartments | 1967       | 13,360             | 1,462          |

Characteristics

|                     |                   |
|---------------------|-------------------|
| Tax Year            | 2025              |
| Improvement Name    |                   |
| Identical Buildings | 1                 |
| Units               | 96                |
| Exterior Wall       | Concrete Blk/Wood |
| Frame               | Masonry Pil./Stl  |
| Roof Frame          | Gable & Hip       |

Measurements

| Area | Description             | SqFt |
|------|-------------------------|------|
| A0   | Multiple Res (Low Rise) | 6680 |
| A1   | Multiple Res (Low Rise) | 6680 |
| A3   | Open Porch Finish       | 272  |
| A4   | Utility Unfinished      | 99   |
| A5   | Open Porch Finish       | 360  |

Sketch

