



Leon County Property Appraiser - Parcel Details

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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 410450 Q0150	Location 2604 RIDGEWAY ST
Owner(s) BINNS DANIEL IAN	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 2604 RIDGEWAY ST TALLAHASSEE FL 32310-5140	Legal MABRY MANOR RESUB LOT 15 BLOCK Q OR 1014/1160
Subdivision MABRY MANOR REVISED	Tax District 1 - CITY
Acreage 0.1600	Parent Parcel

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
5/15/2025	\$163,000	6058/192	Warranty Deed	Improved
10/30/2006	\$0	3605/1686	Probate	Improved
9/28/2001	\$52,300	2564/1714	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	\$20,000	\$71,242	\$91,242	\$0	\$0
2023	\$20,000	\$68,523	\$88,523	\$0	\$0
2022	\$15,000	\$59,790	\$74,790	\$0	\$0

2024 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$91,242	\$86,669	\$0	\$86,669
Leon County - Emergency Medical Service	0.75000	\$91,242	\$86,669	\$0	\$86,669
Children Services Council	0.34770	\$91,242	\$86,669	\$0	\$86,669
School - State Law	3.13600	\$91,242	\$91,242	\$0	\$91,242
School - Local Board	2.24800	\$91,242	\$91,242	\$0	\$91,242
City of Tallahassee	4.42000	\$91,242	\$86,669	\$0	\$86,669
NW FL Water Management	0.02180	\$91,242	\$86,669	\$0	\$86,669

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1962	864	264

Characteristics

Tax Year	2024
Stories	1
Exterior Wall	Concrete Blk
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	3/1/0
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	864
A1	Utility Finished	66
A2	Carport Finished	198

Sketch

