

**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 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	Parcel Description 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
2026	Yes	If no change in ownership occurs before Jan 1, 2026
2025	No	

**Certified Value History**

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$25,000	\$74,777	\$99,777	\$0	\$0
2024	\$20,000	\$71,242	\$91,242	\$0	\$0
2023	\$20,000	\$68,523	\$88,523	\$0	\$0

**2025 Certified Taxable Value**

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$99,777	\$95,336	\$0	\$95,336
Leon County - Emergency Medical Service	0.75000	\$99,777	\$95,336	\$0	\$95,336
Children Services Council	0.34770	\$99,777	\$95,336	\$0	\$95,336
School - State Law	3.11800	\$99,777	\$99,777	\$0	\$99,777
School - Local Board	2.24800	\$99,777	\$99,777	\$0	\$99,777
City of Tallahassee	4.40720	\$99,777	\$95,336	\$0	\$95,336
NW FL Water Management	0.02070	\$99,777	\$95,336	\$0	\$95,336

Building

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

Characteristics

Tax Year	2025
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

