

**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 4105206060000	Location 1696 CAPITAL CIR SW
Owner(s) MCALISTER LYLE E REVOCABLE TRUST FLETCHER D MARK TRUSTEE	Property Use 1700 - OFFICE BUILDINGS/NONPROF/ONE
Mailing Address 2630 CENTENNIAL PL TALLAHASSEE FL 32308	Parcel Description SECTION 5 T1S R1W OR 5994/2394
Subdivision UNPLATTED LAND	Tax District 1 - CITY
Acreage 4.7200	Parent Parcel

**Sales Information**

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
7/20/2025	\$0	6084/380	Probate	Improved
10/3/2024	\$133,700	5994/2394	Warranty Deed	Improved
9/23/2024	\$100	5994/2388	Quit Claim	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	\$61,693	\$192,277	\$253,970	\$0	\$0
2024	\$58,812	\$162,639	\$221,451	\$0	\$0
2023	\$56,084	\$162,319	\$218,403	\$0	\$0

**2025 Certified Taxable Value**

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$253,970	\$253,970	\$0	\$253,970
Leon County - Emergency Medical Service	0.75000	\$253,970	\$253,970	\$0	\$253,970
Children Services Council	0.34770	\$253,970	\$253,970	\$0	\$253,970
School - State Law	3.11800	\$253,970	\$253,970	\$0	\$253,970
School - Local Board	2.24800	\$253,970	\$253,970	\$0	\$253,970
City of Tallahassee	4.40720	\$253,970	\$253,970	\$0	\$253,970
NW FL Water Management	0.02070	\$253,970	\$253,970	\$0	\$253,970

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Commercial	Office Industrial	1974	4,000	0

Characteristics

Tax Year	2025
Improvement Name	
Identical Buildings	1
Units	
Exterior Wall	Prefinished Metal
Frame	Rigid Frame
Roof Frame	Steel Truss & Purlins

Measurements

Area	Description	SqFt
A0	Office Building	4000
A1	Utility Unfinished	2000

Sketch

