



## Leon County Property Appraiser - Parcel Details

Printed on: 08/29/2025

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 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	Legal 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
2025	No	
2024	No	

### Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2024	\$58,812	\$162,639	\$221,451	\$0	\$0
2023	\$56,084	\$162,319	\$218,403	\$0	\$0
2022	\$56,084	\$117,177	\$173,261	\$0	\$0

### 2024 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$221,451	\$209,646	\$0	\$209,646
Leon County - Emergency Medical Service	0.75000	\$221,451	\$209,646	\$0	\$209,646
Children Services Council	0.34770	\$221,451	\$209,646	\$0	\$209,646
School - State Law	3.13600	\$221,451	\$221,451	\$0	\$221,451
School - Local Board	2.24800	\$221,451	\$221,451	\$0	\$221,451
City of Tallahassee	4.42000	\$221,451	\$209,646	\$0	\$209,646
NW FL Water Management	0.02180	\$221,451	\$209,646	\$0	\$209,646

Building

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

Characteristics

Tax Year	2024
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

