



# Leon County Property Appraiser - Parcel Details

Printed on: 05/06/2026

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 4109200040000	Location 2945 ORANGE AVE W
Owner(s) NICHE PROPERTIES INC	Property Use 0000 - VACANT RESIDENTIAL
Mailing Address 8451 LAKE WINDHAM AVE ORLANDO FL 32829-7659	Parcel Description SECTION 9 T1S R1W OR 6072/2211 DB 79/95 108/105 142/352
Subdivision UNPLATTED LAND	Tax District 1 - CITY
Acreage 5.1300	Parent Parcel

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
6/30/2025	\$80,000	6072/2211	Warranty Deed	Vacant
10/9/2024	\$0	6016/1758	Probate	Vacant

## Homestead Information

Tax Year	Status	Details
2026	No	
2025	No	

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$29,680	\$0	\$29,680	\$0	\$0
2024	\$29,680	\$0	\$29,680	\$0	\$0
2023	\$29,680	\$0	\$29,680	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$29,680	\$29,680	\$0	\$29,680
Leon County - Emergency Medical Service	0.75000	\$29,680	\$29,680	\$0	\$29,680
Children Services Council	0.34770	\$29,680	\$29,680	\$0	\$29,680
School - State Law	3.11800	\$29,680	\$29,680	\$0	\$29,680
School - Local Board	2.24800	\$29,680	\$29,680	\$0	\$29,680
City of Tallahassee	4.40720	\$29,680	\$29,680	\$0	\$29,680
NW FL Water Management	0.02070	\$29,680	\$29,680	\$0	\$29,680

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt

### Characteristics


### Measurements

Area	Description	SqFt

## Sketch



Sorry, no sketch available  
for this record