



## Leon County Property Appraiser - Parcel Details

Printed on: 09/01/2025

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 4109204480000	Location 3295 LAKEVIEW DR
Owner(s)  MODERN INVESTMENT CONCEPTS INC	Property Use  0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address  7580 NW 5TH ST # 17881 PLANTATION FL 33318	Legal 9 1S 1W IN S 1/2 OF NW 1/4 OF SE 1/4 OR 496/718
Subdivision UNPLATTED LAND	Tax District 2 - COUNTY
Acreage 1.6300	Parent Parcel

### Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
8/6/2024	\$38,500	5978/371	Quit Claim	Improved
3/17/2006	\$160,000	3475/2175	Warranty Deed	Improved
1/1/1971	\$25,000	0496/0718	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	\$32,600	\$171,261	\$203,861	\$0	\$0
2023	\$32,600	\$150,409	\$183,009	\$0	\$0
2022	\$32,600	\$137,069	\$169,669	\$0	\$0

### 2024 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$203,861	\$201,310	\$0	\$201,310
Leon County - Emergency Medical Service	0.75000	\$203,861	\$201,310	\$0	\$201,310
Children Services Council	0.34770	\$203,861	\$201,310	\$0	\$201,310
School - State Law	3.13600	\$203,861	\$203,861	\$0	\$203,861
School - Local Board	2.24800	\$203,861	\$203,861	\$0	\$203,861
NW FL Water Management	0.02180	\$203,861	\$201,310	\$0	\$201,310

## Building

Residential	Single Family	1955	1,958	802
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### Characteristics

<b>Tax Year</b>	<b>2024</b>
<b>Stories</b>	<b>1</b>
<b>Exterior Wall</b>	<b>Concrete Blk</b>
<b>Roof Frame</b>	<b>Wood Framed/Truss</b>
<b>Roof Cover</b>	<b>Composition Shingle</b>
<b>Bed/Bath/Half</b>	<b>4/2/0</b>
<b>Pool</b>	<b>No</b>

## Measurements

Area	Description	SqFt
A0	Main Building	1958
A1	Open Porch Finish	24
A2	Utility Finished	96
A3	Carport Finished	400
A4	Open Porch Finish	150

## Sketch

