Printed on: 11/13/2026

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 4112204240000	**Location** Additional Locations Not Listed 2833 S ADAMS ST APT 2101
Owner(s) COLLEGE CLUB PROPERTY HOLDINGS LLC SHANNON LAKE COLLEGE CLUB SPE LLC	**Property Use** 0300 - MULTI-FAMILY(10 OR MORE UNITS)
Mailing Address C/O CAROL MCALLISTER CFO 13095 TELECOM PKWY N TAMPA FL 33637	**Parcel Description** SECTION 12 T1S R1W OR 5679/1460 PARCEL 2 OR 2995/104 CORRECTIVE UNITY OF TITLE
Subdivision UNPLATTED LAND	**Tax District** 1 - CITY
Acreage 4.1700	**Parent Parcel**

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
12/15/2021	$12,250,000	5679/1460	Warranty Deed	Improved
5/17/2019	$9,450,000	5316/203	Warranty Deed	Improved
2/1/2005	$5,183,100	3231/1551	Warranty Deed	Improved

Homestead Information

Tax Year	Status	Details
2027	No	
2026	No	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2026	$436,000	$3,704,000	$4,140,000	$0	$0
2025	$436,000	$3,833,370	$4,269,370	$0	$0
2024	$396,000	$3,712,560	$4,108,560	$0	$0

2026 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	$4,140,000	$4,140,000	$0	$4,140,000
Leon County - Emergency Medical Service	0.75000	$4,140,000	$4,140,000	$0	$4,140,000
Children Services Council	0.33530	$4,140,000	$4,140,000	$0	$4,140,000
School - State Law	3.09500	$4,140,000	$4,140,000	$0	$4,140,000
School - Local Board	2.24800	$4,140,000	$4,140,000	$0	$4,140,000
City of Tallahassee	4.25730	$4,140,000	$4,140,000	$0	$4,140,000
NW FL Water Management	0.02010	$4,140,000	$4,140,000	$0	$4,140,000

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Commercial	Student Multi Lease	2004	11,992	156

Characteristics

Tax Year	2026
Improvement Name	
Identical Buildings	1
Units	40
Exterior Wall	Siding Avg.
Frame	Wood Beam & Col.
Roof Frame	Gable & Hip

Measurements

Area	Description	SqFt
A0	Multiple Res (Low Rise)	5924
A1	Multiple Res (Low Rise)	6068
A3	Open Porch Finish	156
A4	Utility Unfinished	15

Sketch

