Printed on: 11/09/2025



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 Location **Additional Locations Not Listed** 3255 CAPITAL CIR NE OFC 1108204270000 Owner(s) **Property Use** CAPITAL RIDGE APARTMENTS FL OWNER LLC 0300 - MULTI-FAMILY(10 OR MORE UNITS) **Mailing Address Parcel Description** C/O MORGAN PROPERTIES ACQUISITION COMPANY LLC **SECTION 8 T1N R1E** 112 S FRENCH ST STE 105-MP OR 6098/1422 **WILMINGTON DE 19801-5035 Tax District** Subdivision 1 - CITY **UNPLATTED LAND Parent Parcel** Acreage 4.2500

Sales Information				
Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
9/16/2025	\$4,500,000	6098/1422	Warranty Deed	Improved
1/1/1983	\$239,800	1053/1592	Warranty Deed	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	\$595,000	\$3,143,989	\$3,738,989	\$0	\$0
2024	\$539,000	\$2,986,268	\$3,525,268	\$0	\$0
2023	\$490,000	\$2,840,507	\$3,330,507	\$0	\$0

2025 Certified Taxable Value					
Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$3,738,989	\$3,449,986	\$0	\$3,449,986
Leon County - Emergency Medical Service	0.75000	\$3,738,989	\$3,449,986	\$0	\$3,449,986
Children Services Council	0.34770	\$3,738,989	\$3,449,986	\$0	\$3,449,986
School - State Law	3.11800	\$3,738,989	\$3,738,989	\$0	\$3,738,989
School - Local Board	2.24800	\$3,738,989	\$3,738,989	\$0	\$3,738,989
City of Tallahassee	4.40720	\$3,738,989	\$3,449,986	\$0	\$3,449,986
NW FL Water Management	0.02070	\$3,738,989	\$3,449,986	\$0	\$3,449,986

Building				
Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Commercial	Standard Apartments	1983	4,080	0

Characteristics		
Tax Year	2025	
Improvement Name		
Identical Buildings	1	
Units	70	
Exterior Wall	Siding Avg.	
Frame	Wood Beam & Col.	
Roof Frame	Gable & Hip	

Measurements			
Area	Description	SqFt	
Α0	Multiple Res (Low Rise)	4080	

Sketch

