



## Leon County Property Appraiser - Parcel Details

Printed on: 07/27/2025

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 1129206100000	Location 1725 MAHAN DR
Owner(s)  SIXTH AVENUE VENTURES LLC	Property Use  1800 - OFFICE BUILDINGS/NONPROF/MULTI
Mailing Address  254 E 6TH AVE TALLAHASSEE FL 32303-6208	Legal 29 1N 1E 1 A IN SE 1/4 OF SW 1/4 OR 1194/2116 1280/1026
Subdivision UNPLATTED LAND	Tax District 1 - CITY
Acreage 1.0000	Parent Parcel

### Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
8/5/2024	\$1,440,000	5977/1064	Warranty Deed	Improved
1/10/2017	\$771,000	5015/1400	Warranty Deed	Improved
8/11/2016	\$519,400	4962/948	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	\$169,884	\$788,989	\$958,873	\$0	\$0
2023	\$162,806	\$704,088	\$866,894	\$0	\$0
2022	\$162,806	\$683,671	\$846,477	\$0	\$0

### 2024 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$958,873	\$895,577	\$895,577	\$0
Leon County - Emergency Medical Service	0.75000	\$958,873	\$895,577	\$895,577	\$0
Children Services Council	0.34770	\$958,873	\$895,577	\$895,577	\$0
School - State Law	3.13600	\$958,873	\$958,873	\$958,873	\$0
School - Local Board	2.24800	\$958,873	\$958,873	\$958,873	\$0
City of Tallahassee	4.42000	\$958,873	\$895,577	\$895,577	\$0
NW FL Water Management	0.02180	\$958,873	\$895,577	\$895,577	\$0

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Commercial	Office	1987	12,451	2,575

Characteristics

Tax Year	2024
Improvement Name	
Identical Buildings	1
Units	
Exterior Wall	Siding Avg.
Frame	Rigid Frame
Roof Frame	Bar Joist/Rigid Frame

Measurements

Area	Description	SqFt
A0	Office Building	4817
A1	Open Porch Finish	575
A2	Office Building - Bsmt	2882
A3	Utility Unfinished	434
A4	Utility Finished	1436

Sketch

