



## 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 1130204120000	Location 606 N MAGNOLIA DR <span>Additional Locations Not Listed</span>
Owner(s) ALTEREDFLIP LLC	Property Use 0800 - MFR < 10 UNITS - RESIDENTIAL
Mailing Address 6130 SW 46TH TER MIAMI FL 33155	Legal 30 1N 1E IN SE 1/4 OF SE 1/4 OR 1335/2069 2455/1382
Subdivision UNPLATTED LAND	Tax District 1 - CITY
Acreage 0.2800	Parent Parcel

### Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
6/6/2024	\$290,000	5960/1223	Warranty Deed	Improved
11/1/2023	\$100	5900/322	Trustee'S Deed	Improved
3/11/2023	\$0	5898/530	Probate	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	\$40,000	\$128,242	\$168,242	\$0	\$0
2023	\$40,000	\$118,785	\$158,785	\$0	\$0
2022	\$30,000	\$102,321	\$132,321	\$0	\$0

### 2024 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$168,242	\$168,242	\$0	\$168,242
Leon County - Emergency Medical Service	0.75000	\$168,242	\$168,242	\$0	\$168,242
Children Services Council	0.34770	\$168,242	\$168,242	\$0	\$168,242
School - State Law	3.13600	\$168,242	\$168,242	\$0	\$168,242
School - Local Board	2.24800	\$168,242	\$168,242	\$0	\$168,242
City of Tallahassee	4.42000	\$168,242	\$168,242	\$0	\$168,242
NW FL Water Management	0.02180	\$168,242	\$168,242	\$0	\$168,242

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Multi Family	1956	1,836	198

Characteristics	
Tax Year	2024
Stories	1
Exterior Wall	Common Brick Const
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	4/2/0
Pool	No

Measurements		
Area	Description	SqFt
A0	Main Building	1836
A1	Screen Porch Fin	63
A2	Screen Porch Fin	63
A3	Open Porch Finish	36
A4	Open Porch Finish	36

Sketch

