



Leon County Property Appraiser - Parcel Details

Printed on: 04/29/2025

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 1226206200000 | Location 1427 BENJAMIN CHAIRES RD |
| Owner(s) HAY YAW FARM LLC | Property Use 5003 - IMPROVED GRAZING LAND |
| Mailing Address 6001 MARTHAS LN SAINT CLOUD FL 34771 | Legal SECTION 26 T1N R2E OR 6026/1103 |
| Subdivision UNPLATTED LAND | Tax District 2 - COUNTY |
| Acreage 14.1140 | Parent Parcel 1226206210000 |

Sales Information

| Sale Date | Sale Price | Book/Page | Instrument Type | Improved/Vacant |
|-----------|------------|-----------|-----------------|-----------------|
| 1/31/2025 | \$780,000 | 6026/1103 | Warranty Deed | Improved |
| 1/30/2025 | \$100 | 6026/1101 | Quit Claim | Improved |
| 3/18/2024 | \$0 | 5935/359 | Final Judgement | Improved |

Homestead Information

| Tax Year | Status | Details |
|----------|--------|-------------------------------------------------------|
| 2025 | Yes | If no change in ownership occurred before Jan 1, 2025 |
| 2024 | Yes | |

Certified Value History

| Tax Year | Land | Building | Total Market | Homestead Savings | Classified Use |
|----------|-----------|-----------|--------------|-------------------|----------------|
| 2024 | \$112,912 | \$250,923 | \$363,835 | \$55,541 | \$207,972 |
| 2023 | \$112,912 | \$243,094 | \$356,006 | \$53,636 | \$201,392 |
| 2022 | \$112,912 | \$227,525 | \$340,437 | \$43,818 | \$195,641 |

2024 Certified Taxable Value

| Taxing Authority | Millage Rate | Market | Assessed | Exempt | Taxable |
|-----------------------------------------|--------------|-----------|-----------|----------|-----------|
| Leon County | 8.31440 | \$363,835 | \$207,972 | \$50,000 | \$157,972 |
| Leon County - Emergency Medical Service | 0.75000 | \$363,835 | \$207,972 | \$50,000 | \$157,972 |
| Children Services Council | 0.34770 | \$363,835 | \$207,972 | \$50,000 | \$157,972 |
| School - State Law | 3.13600 | \$363,835 | \$207,972 | \$25,000 | \$182,972 |
| School - Local Board | 2.24800 | \$363,835 | \$207,972 | \$25,000 | \$182,972 |
| NW FL Water Management | 0.02180 | \$363,835 | \$207,972 | \$50,000 | \$157,972 |
| | | | | | |
| | | | | | |

Building

| | | | | |
|-------------|---------------|------|-------|-----|
| Residential | Single Family | 1965 | 2,012 | 212 |
|-------------|---------------|------|-------|-----|

Characteristics

| | |
|----------------------|-------------------------------|
| Tax Year | 2024 |
| Stories | 1 |
| Exterior Wall | Concrete Blk/Wd |
| Roof Frame | Wood Framed/Truss |
| Roof Cover | Standing Seam/Pf Metal |
| | |
| Pool | No |

Measurements

| Area | Description | SqFt |
|------|-------------------|------|
| A0 | Main Building | 2012 |
| A1 | Screen Porch Fin | 112 |
| A2 | Screen Porch Fin | 49 |
| A3 | Open Porch Finish | 51 |
| | | |

Sketch

