



## 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 1305200030010	Location 13299 MAHAN DR <span>Additional Locations Not Listed</span>
Owner(s) F3 AHI RE HOLDCO LLC	Property Use 1700 - OFFICE BUILDINGS/NONPROF/ONE
Mailing Address 630 5TH AVE FL 30 NEW YORK NY 10111	Legal 5 1N 3E IN NE 1/4 BEING LOT 1 OF ASAP SUB OR 1037/594 2186/2271 2206/302 OR 2294/2257 2522/164 2522/166 5152/817(ASAP)
Subdivision UNPLATTED LAND	Tax District 2 - COUNTY
Acreage 30.0400	Parent Parcel 1305200030000

### Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
2/22/2024	\$4,387,500	5927/674	Warranty Deed	Improved
2/23/2018	\$2,000,000	5164/924	Warranty Deed	Improved
12/5/2003	\$100	3002/1847	Quit Claim	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	\$630,840	\$1,728,671	\$2,359,511	\$0	\$0
2023	\$360,480	\$1,355,965	\$1,716,445	\$0	\$0
2022	\$270,360	\$1,292,156	\$1,562,516	\$0	\$0

### 2024 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$2,359,511	\$1,888,090	\$0	\$1,888,090
Leon County - Emergency Medical Service	0.75000	\$2,359,511	\$1,888,090	\$0	\$1,888,090
Children Services Council	0.34770	\$2,359,511	\$1,888,090	\$0	\$1,888,090
School - State Law	3.13600	\$2,359,511	\$2,359,511	\$0	\$2,359,511
School - Local Board	2.24800	\$2,359,511	\$2,359,511	\$0	\$2,359,511
NW FL Water Management	0.02180	\$2,359,511	\$1,888,090	\$0	\$1,888,090

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Commercial	Office/Sfl Conversion	1977	5,759	344

Characteristics	
Tax Year	2024
Improvement Name	
Identical Buildings	1
Units	
Exterior Wall	Face Brick/Stone
Frame	Wood Beam & Col.
Roof Frame	Gable & Hip

Measurements		
Area	Description	SqFt
A0	Office/Sfl Conversion	5134
A1	Encl Porch Finish	228
A2	Open Porch Finish	210
A3	Open Porch Finish	74
A4	Office/Sfl Conversion	625

Sketch

