



# Leon County Property Appraiser - Parcel Details

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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 1512202010000	Location 9085 MAGNOLIA HILL DR
Owner(s) TERRAVET 9085 MAGNOLIA HILL DR LLC	Property Use 5007 - IMPROVED POULTRY, BEES, EQUESTRIAN, ETC
Mailing Address 33 ROCK HILL RD STE 320 BALA CYNWYD PA 19004	Parcel Description SECTION 1 & 12 T2N R2E LOT 1 BOUNDARY SETTLEMENT OR 5646/970 OR 5651/567
Subdivision UNPLATTED LAND	Tax District 2 - COUNTY
Acreage 16.3700	Parent Parcel

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
3/4/2026	\$1,816,300	6148/609	Warranty Deed	Improved
12/13/2021	\$2,450,000	5676/1148	Warranty Deed	Improved
10/1/2021	\$100	5651/567	Quit Claim	Improved

## Homestead Information

Tax Year	Status	Details
2026	No	
2025	No	

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$196,440	\$1,345,259	\$1,541,699	\$0	\$1,397,999
2024	\$196,440	\$1,224,972	\$1,421,412	\$0	\$0
2023	\$163,700	\$1,229,449	\$1,393,149	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$1,541,699	\$1,397,999	\$0	\$1,397,999
Leon County - Emergency Medical Service	0.75000	\$1,541,699	\$1,397,999	\$0	\$1,397,999
Children Services Council	0.34770	\$1,541,699	\$1,397,999	\$0	\$1,397,999
School - State Law	3.11800	\$1,541,699	\$1,397,999	\$0	\$1,397,999
School - Local Board	2.24800	\$1,541,699	\$1,397,999	\$0	\$1,397,999
NW FL Water Management	0.02070	\$1,541,699	\$1,397,999	\$0	\$1,397,999

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Commercial	Vet Clinic	2005	11,500	2,669

### Characteristics

Tax Year	2025
Improvement Name	
Identical Buildings	1
Units	
Exterior Wall	Concrete Block
Frame	Masonry Pil./Stl
Roof Frame	Gable & Hip

### Measurements

Area	Description	SqFt
A0	Veterinary Hospital	7719
A1	Veterinary Hospital	3781
A2	Utility Unfinished	12099
A3	Utility Unfinished	342
A4	Utility Unfinished	450

## Sketch

