



# 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 2123200090000	Location 2702 N MONROE ST
Owner(s) CDR GROUP TALLAHASSEE LLC	Property Use 3900 - HOTELS, MOTELS
Mailing Address 2702 N MONROE ST TALLAHASSEE FL 32303-4030	Parcel Description SECTION 23 T1N R1W OR 6113/1609
Subdivision UNPLATTED LAND	Tax District 1 - CITY
Acreage 1.1300	Parent Parcel

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
11/3/2025	\$4,500,000	6113/1609	Warranty Deed	Improved
8/30/2017	\$1,250,000	5107/1280	Warranty Deed	Improved
11/15/2011	\$500,000	4387/741	Warranty Deed	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	\$479,950	\$1,132,494	\$1,612,444	\$0	\$0
2024	\$456,750	\$917,490	\$1,374,240	\$0	\$0
2023	\$435,000	\$933,000	\$1,368,000	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$1,612,444	\$1,454,567	\$0	\$1,454,567
Leon County - Emergency Medical Service	0.75000	\$1,612,444	\$1,454,567	\$0	\$1,454,567
Children Services Council	0.34770	\$1,612,444	\$1,454,567	\$0	\$1,454,567
School - State Law	3.11800	\$1,612,444	\$1,612,444	\$0	\$1,612,444
School - Local Board	2.24800	\$1,612,444	\$1,612,444	\$0	\$1,612,444
City of Tallahassee	4.40720	\$1,612,444	\$1,454,567	\$0	\$1,454,567
NW FL Water Management	0.02070	\$1,612,444	\$1,454,567	\$0	\$1,454,567

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Commercial	Hotels	1988	22,749	312

### Characteristics

Tax Year	2025
Improvement Name	
Identical Buildings	1
Units	58
Exterior Wall	Wood Stucco
Frame	Wood Beam & Col.
Roof Frame	Gable & Hip

### Measurements

Area	Description	SqFt
A0	Hotel, Limited Service	7583
A1	Utility Finished	152
A2	Utility Finished	90
A3	Open Porch Finish	160
A4	Hotel, Limited Service	7583

## Sketch

