Printed on: 11/09/2025



Leon County Property Appraiser - Parcel Details

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 Location **Additional Locations Not Listed** 826 W GAINES ST 2135204280020 Owner(s) **Property Use** THE RAILYARD HOTEL LLC 3900 - HOTELS, MOTELS **Mailing Address Parcel Description SECTION 35 T1N R1W 421 N ANDREWS AVE** OR 5232/1159 & 6005/180 UNITY OF TITLE OR 6005/188 FORT LAUDERDALE FL 33301 **Tax District** Subdivision **UNPLATTED LAND** 1 - CITY **Parent Parcel** Acreage 2135204280000 1.0700

Sales Information							
Sale Date	Sale Date Sale Price Book/Page Instrument Type Improved/Vacant						
11/12/2024	\$0	6005/188	Affidavit	Improved			
11/12/2024	\$2,420,000	6005/180	Warranty Deed	Vacant			
8/27/2018	\$3,210,900	5232/1159	Warranty Deed	Vacant			

Homestead Information				
Tax Year	Status	Details		
2026	No			
2025	No			

	Certified Value History					
Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use	
2025	\$3,602,950	\$17,440,210	\$21,043,160	\$0	\$0	
2024	\$1,859,000	\$16,177,796	\$18,036,796	\$0	\$0	
2023	\$1,644,500	\$15,000,142	\$16,644,642	\$0	\$0	

2025 Certified Taxable Value					
Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$21,043,160	\$14,377,288	\$0	\$14,377,288
Leon County - Emergency Medical Service	0.75000	\$21,043,160	\$14,377,288	\$0	\$14,377,288
Children Services Council	0.34770	\$21,043,160	\$14,377,288	\$0	\$14,377,288
School - State Law	3.11800	\$21,043,160	\$21,043,160	\$0	\$21,043,160
School - Local Board	2.24800	\$21,043,160	\$21,043,160	\$0	\$21,043,160
City of Tallahassee	4.40720	\$21,043,160	\$14,377,288	\$0	\$14,377,288
NW FL Water Management	0.02070	\$21,043,160	\$14,377,288	\$0	\$14,377,288

Building					
Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt	
Commercial	Hotels	2020	94,647	5,905	

Characteristics			
Tax Year	2025		
Improvement Name			
Identical Buildings	1		
Units	143		
Exterior Wall	Wood Stucco		
Frame	Fire Prf Steel		
Roof Frame	Bar Joist/Rigid Frame		

Measurements				
Area	Description	SqFt		
A0	Hotel, Full Service	10629		
A1	Hotel, Full Service	14428		
A2	Hotel, Full Service 142			
А3	A3 Hotel, Full Service			
A5	5 Carport Finished 33			

Sketch

