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## **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 3104202220000                                      | Location 2345 APALACHEE PKWY  |
|--|---|
| Owner(s)   | Property Use  |
| ZENITH PARKWAY LLC   | 2700 - AUTO SALES, REPAIR & RELATED                                       |
| Mailing Address  3257 JASMINE HILL RD  TALLAHASSEE FL 32311-1679 | Parcel Description 4 1S 1E IN SW 1/4 OF NW 1/4 OR 966/2269 2272 2353/1330 |
| Subdivision UNPLATTED LAND                                       | Tax District 1 - CITY   |
| Acreage<br>3.4430  | Parent Parcel   |

## **Sales Information**

| Sale Date  | Sale Price  | Book/Page | Instrument Type | Improved/Vacant |
|------------|-------------|-----------|-----------------|-----------------|
| 9/25/2025  | \$3,100,000 | 6101/1869 | Warranty Deed   | Improved        |
| 10/21/2016 | \$1,900,000 | 4988/809  | Warranty Deed   | Improved        |
| 12/1/1999  | \$1,300,000 | 2353/1330 | Warranty Deed   | Improved        |

| Homestead | l Inf | ormation |
|-----------|-------|----------|
|           |       |          |

| Tax Year | Status | Details |
|----------|--------|---------|
| 2026     | No     |         |
| 2025     | No     |         |

| Certified | Value | Hictory  |
|-----------|-------|----------|
| cerunea   | value | HISLUI V |

| Tax Year | Land        | Building    | Total Market | Homestead Savings | Classified Use |
|----------|-------------|-------------|--------------|-------------------|----------------|
| 2025     | \$1,124,828 | \$1,386,304 | \$2,511,132  | \$0               | \$0            |
| 2024     | \$1,012,345 | \$1,294,966 | \$2,307,311  | \$0               | \$0            |
| 2023     | \$899,862   | \$1,206,133 | \$2,105,995  | \$0               | \$0            |

| 2025  | Certified | Tayah | la Valua  |
|-------|-----------|-------|-----------|
| 70175 | Cernnea   | laxan | ie vallie |

| Taxing Authority                        | Millage Rate | Market      | Assessed    | Exempt | Taxable     |
|---|--------------|-------------|-------------|--------|-------------|
| Leon County                             | 8.31440      | \$2,511,132 | \$2,511,132 | \$0    | \$2,511,132 |
| Leon County - Emergency Medical Service | 0.75000      | \$2,511,132 | \$2,511,132 | \$0    | \$2,511,132 |
| Children Services Council               | 0.34770      | \$2,511,132 | \$2,511,132 | \$0    | \$2,511,132 |
| School - State Law                      | 3.11800      | \$2,511,132 | \$2,511,132 | \$0    | \$2,511,132 |
| School - Local Board                    | 2.24800      | \$2,511,132 | \$2,511,132 | \$0    | \$2,511,132 |
| City of Tallahassee                     | 4.40720      | \$2,511,132 | \$2,511,132 | \$0    | \$2,511,132 |
| NW FL Water Management                  | 0.02070      | \$2,511,132 | \$2,511,132 | \$0    | \$2,511,132 |
|   |              |             |             |        |             |

|              |                         | Building   |                    |                |
|--------------|-------------------------|------------|--------------------|----------------|
| Building Use | Building Type           | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
| Commercial   | Independent Auto Center | 1981       | 25,921             | 375            |

| Characteristics     |                       |  |  |
|---------------------|-----------------------|--|--|
| Tax Year            | 2025                  |  |  |
| Improvement Name    | Improvement Name      |  |  |
| Identical Buildings | 1                     |  |  |
| Units               |                       |  |  |
| Exterior Wall       | Prefinished Metal     |  |  |
| Frame               | Rigid Frame           |  |  |
| Roof Frame          | Steel Truss & Purlins |  |  |

| Measurements |                       |      |
|--------------|-----------------------|------|
| Area         | Description           | SqFt |
| Α0           | Service Repair Garage |      |
| <b>A</b> 1   | Load Pltfrm Canopy    | 375  |
|              |                       |      |
|              |                       |      |
|              |                       |      |

## Sketch

