



## 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 4102200400000	Location 813 LAKE BRADFORD RD
Owner(s) 813 LAKE BRADFORD FL LLC	Property Use 2200 - DRIVE IN RESTAURANTS
Mailing Address 1000 BRICKELL AVE STE 715 MIAMI FL 33131-3009	Legal 2 1S 1W .46 A IN NW 1/4 OF NE 1/4 OR 1431/2166 (POPEYE'S #918 TALLA JT VENTURE) 2416/563
Subdivision UNPLATTED LAND	Tax District 1 - CITY
Acreage 0.4600	Parent Parcel

### Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
4/17/2025	\$2,861,600	6048/2387	Warranty Deed	Improved
5/30/2024	\$1,880,000	5958/1001	Warranty Deed	Improved
6/18/2021	\$300,000	5620/216	Warranty Deed	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	\$82,156	\$225,199	\$307,355	\$0	\$0
2023	\$80,152	\$221,266	\$301,418	\$0	\$0
2022	\$80,152	\$255,271	\$335,423	\$0	\$0

### 2024 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$307,355	\$307,355	\$0	\$307,355
Leon County - Emergency Medical Service	0.75000	\$307,355	\$307,355	\$0	\$307,355
Children Services Council	0.34770	\$307,355	\$307,355	\$0	\$307,355
School - State Law	3.13600	\$307,355	\$307,355	\$0	\$307,355
School - Local Board	2.24800	\$307,355	\$307,355	\$0	\$307,355
City of Tallahassee	4.42000	\$307,355	\$307,355	\$0	\$307,355
NW FL Water Management	0.02180	\$307,355	\$307,355	\$0	\$307,355

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Commercial	Fast Food Drive-In	1978	1,536	160

Characteristics

Tax Year	2024
Improvement Name	
Identical Buildings	1
Units	
Exterior Wall	Concrete Blk/Stucco
Frame	Masonry Pil./Stl
Roof Frame	Bar Joist/Rigid Frame

Measurements

Area	Description	SqFt
A0	Fast Food Restaurant	1536
A2	Det Utility Unfin	160

Sketch

