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 4109204480000 Owner(s) MODERN INVESTMENT CONCEPTS INC Location 3295 LAKEVIEW DR Property Use 0100 - SINGLE FAMILY RESIDENTIAL

 Mailing Address
 Parcel Description

 7580 NW 5TH ST # 17881
 9 1S 1W

 PLANTATION FL 33318
 IN S 1/2 OF NW 1/4 OF SE 1/4

 OR 496/718

Subdivision Tax District UNPLATTED LAND 2 - COUNTY

Acreage 1.6300

Sales Inf	formation		
e	Instrument Type	Improved/Vacant	

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
8/6/2024	\$38,500	5978/371	Quit Claim	Improved
3/17/2006	\$160,000	3475/2175	Warranty Deed	Improved
1/1/1971	\$25,000	0496/0718	Warranty Deed	Improved

Parent Parcel

Homestead Information				
Tax Year	Status	Details		
2026	No			
2025	No			

Certified Value History					
Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$32,600	\$177,284	\$209,884	\$0	\$0
2024	\$32,600	\$171,261	\$203,861	\$0	\$0
2023	\$32,600	\$150,409	\$183,009	\$0	\$0

2025 Certified Taxable Value					
Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$209,884	\$209,884	\$0	\$209,884
Leon County - Emergency Medical Service	0.75000	\$209,884	\$209,884	\$0	\$209,884
Children Services Council	0.34770	\$209,884	\$209,884	\$0	\$209,884
School - State Law	3.11800	\$209,884	\$209,884	\$0	\$209,884
School - Local Board	2.24800	\$209,884	\$209,884	\$0	\$209,884
NW FL Water Management	0.02070	\$209,884	\$209,884	\$0	\$209,884

Building				
Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1955	1,958	802

Characteristics		
Tax Year	2025	
Stories	1	
Exterior Wall	Concrete Blk	
Roof Frame	Wood Framed/Truss	
Roof Cover	Composition Shingle	
Bed/Bath/Half	4/2/0	
Pool	No	

	Measurements			
Area	Description	SqFt		
Α0	Main Building	1958		
A1	Open Porch Finish			
A2	42 Utility Finished 96			
А3	Carport Finished	400		
A4	Open Porch Finish	150		

Sketch

