



# 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 110250 AA0120	Location 3091 WATERFORD DR
Owner(s) JOANOS ZACHARY E JOANOS LUCIA	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 3091 WATERFORD DR TALLAHASSEE FL 32309-3344	Parcel Description KILLEARN ESTATES UNIT 8 LOT 12 BLOCK AA OR 1497/1856
Subdivision KILLEARN ESTATES UNIT NO 8	Tax District 1 - CITY
Acreage 0.6100	Parent Parcel

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
4/28/2025	\$390,000	6052/2176	Warranty Deed	Improved
1/26/2025	\$0	6034/153	Probate	Improved
7/11/2024	\$0	5970/1090	Probate	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	\$80,000	\$305,559	\$385,559	\$0	\$0
2024	\$80,000	\$291,043	\$371,043	\$141,693	\$0
2023	\$75,000	\$283,700	\$358,700	\$136,030	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$385,559	\$385,559	\$0	\$385,559
Leon County - Emergency Medical Service	0.75000	\$385,559	\$385,559	\$0	\$385,559
Children Services Council	0.34770	\$385,559	\$385,559	\$0	\$385,559
School - State Law	3.11800	\$385,559	\$385,559	\$0	\$385,559
School - Local Board	2.24800	\$385,559	\$385,559	\$0	\$385,559
City of Tallahassee	4.40720	\$385,559	\$385,559	\$0	\$385,559
NW FL Water Management	0.02070	\$385,559	\$385,559	\$0	\$385,559

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1988	2,432	672

### Characteristics

Tax Year	2025
Stories	2
Exterior Wall	Combination Brick Walls
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Pool	No

### Measurements

Area	Description	SqFt
A0	Main Building	1232
A1	Open Porch Finish	192
A2	Garage Finished	480
A3	Enclosed Porch Finished	240
A4	Upper Story Finished	960

## Sketch

