



# Leon County Property Appraiser - Parcel Details

Printed on: 11/23/2024

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 1104206140000	Location 2216 TALLAHASSEE DR
Owner(s) NEDEAU JOSHUA C NEDEAU SAVANNAH R	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 2216 TALLAHASSEE DR TALLAHASSEE FL 32309	Legal 4 1N 1E IN NW 1/4 OF SW 1/4 OR 423/434 1523/1902 OR 609/380 1387/2378 1974/1542
Subdivision UNPLATTED LAND	Tax District 1 - CITY
Acreage 0.3400	Parent Parcel 1104206120000

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
9/18/2023	\$339,000	5886/1007	Warranty Deed	Improved
11/8/2019	\$215,000	5380/40	Warranty Deed	Improved
8/31/2010	\$173,300	4158/2191	Warranty Deed	Improved

## Homestead Information

Tax Year	Status	Details
2025	Yes	If no change in ownership occurs before Jan 1, 2025
2024	Yes	

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2024	\$50,000	\$204,771	\$254,771	\$0	\$0
2023	\$45,000	\$178,694	\$223,694	\$33,389	\$0
2022	\$40,000	\$166,041	\$206,041	\$21,279	\$0

## 2024 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$254,771	\$254,771	\$50,000	\$204,771
Leon County - Emergency Medical Service	0.75000	\$254,771	\$254,771	\$50,000	\$204,771
Children Services Council	0.34770	\$254,771	\$254,771	\$50,000	\$204,771
School - State Law	3.13600	\$254,771	\$254,771	\$25,000	\$229,771
School - Local Board	2.24800	\$254,771	\$254,771	\$25,000	\$229,771
City of Tallahassee	4.42000	\$254,771	\$254,771	\$50,000	\$204,771
NW FL Water Management	0.02180	\$254,771	\$254,771	\$50,000	\$204,771

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	2010	1,367	484

### Characteristics

Tax Year	2024
Stories	1
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	3/2/0
Pool	No

### Measurements

Area	Description	SqFt
A0	Main Building	1367
A1	Screen Porch Fin	166
A2	Garage Finished	294
A3	Open Porch Finish	24

## Sketch

