



## Leon County Property Appraiser - Parcel Details

Printed on: 08/29/2025

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 1107202530000	Location 440 AUDUBON DR
Owner(s) WATKINS TONI WATKINS BRETT	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 38 CECIL MORGAN RD PIKEVILLE TN 37367	Legal 7 1N 1E IN NE 1/4 OF NW 1/4 A/K/A LOT 4 OR 578/213 2047/896 2395/1942
Subdivision UNPLATTED LAND	Tax District 2 - COUNTY
Acreage 0.6240	Parent Parcel 1107202090000

### Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
5/20/2024	\$685,000	5954/2077	Warranty Deed	Improved
8/23/2017	\$425,000	5102/2109	Warranty Deed	Improved
7/1/2000	\$65,000	2395/1942	Warranty Deed	Vacant

### Homestead Information

Tax Year	Status	Details
2025	No	
2024	No	

### Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2024	\$46,800	\$476,191	\$522,991	\$0	\$0
2023	\$46,800	\$463,581	\$510,381	\$120,317	\$0
2022	\$43,680	\$426,927	\$470,607	\$91,904	\$0

### 2024 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$522,991	\$522,991	\$0	\$522,991
Leon County - Emergency Medical Service	0.75000	\$522,991	\$522,991	\$0	\$522,991
Children Services Council	0.34770	\$522,991	\$522,991	\$0	\$522,991
School - State Law	3.13600	\$522,991	\$522,991	\$0	\$522,991
School - Local Board	2.24800	\$522,991	\$522,991	\$0	\$522,991
NW FL Water Management	0.02180	\$522,991	\$522,991	\$0	\$522,991

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	2001	3,327	1,305

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

Measurements		
Area	Description	SqFt
A0	Main Building	3327
A1	Garage Finished	747
A2	Open Porch Finish	108
A3	Open Porch Finish	450

Sketch

