



# Leon County Property Appraiser - Parcel Details

Printed on: 04/04/2026

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 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	Parcel Description 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
2026	No	
2025	No	

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$46,800	\$536,795	\$583,595	\$0	\$0
2024	\$46,800	\$476,191	\$522,991	\$0	\$0
2023	\$46,800	\$463,581	\$510,381	\$120,317	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$583,595	\$583,595	\$0	\$583,595
Leon County - Emergency Medical Service	0.75000	\$583,595	\$583,595	\$0	\$583,595
Children Services Council	0.34770	\$583,595	\$583,595	\$0	\$583,595
School - State Law	3.11800	\$583,595	\$583,595	\$0	\$583,595
School - Local Board	2.24800	\$583,595	\$583,595	\$0	\$583,595
NW FL Water Management	0.02070	\$583,595	\$583,595	\$0	\$583,595

## Building

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

### Characteristics

Tax Year	2025
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

