

**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 1108900170020	Location 3219 THOMASVILLE RD APT 17B
Owner(s) MODROW NICOLAI	Property Use 0107 - TOWNHOUSE
Mailing Address 6547 KINGMAN TRL TALLAHASSEE FL 32309-1921	Parcel Description LUCERNE AT WOODLANDS UNIT B BUILDING 17 OR 1315/1902 #96-768 OR 2108/2315 OR 2129/579
Subdivision LUCERNE AT WOODLANDS CONDOS	Tax District 1 - CITY
Acreage 0.0300	Parent Parcel 1108204040000

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
8/12/2024	\$249,900	5979/390	Warranty Deed	Improved
1/7/2021	\$175,000	5534/752	Warranty Deed	Improved
1/26/2017	\$154,300	5021/1073	Warranty Deed	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	\$50,000	\$158,011	\$208,011	\$0	\$0
2024	\$40,000	\$150,858	\$190,858	\$0	\$0
2023	\$35,000	\$139,731	\$174,731	\$0	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$208,011	\$208,011	\$0	\$208,011
Leon County - Emergency Medical Service	0.75000	\$208,011	\$208,011	\$0	\$208,011
Children Services Council	0.34770	\$208,011	\$208,011	\$0	\$208,011
School - State Law	3.11800	\$208,011	\$208,011	\$0	\$208,011
School - Local Board	2.24800	\$208,011	\$208,011	\$0	\$208,011
City of Tallahassee	4.40720	\$208,011	\$208,011	\$0	\$208,011
NW FL Water Management	0.02070	\$208,011	\$208,011	\$0	\$208,011

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Townhome	1984	1,516	88

Characteristics

Tax Year	2025
Stories	2
Exterior Wall	Common Brick Const
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	2/1/1
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	714
A1	Open Porch Finish	88
A2	Upper Story Finished	802

Sketch

