



Leon County Property Appraiser - Parcel Details

Printed on: 05/12/2025

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 110945 B0550	Location 2204 LITTLE DEAL CT
Owner(s) HIXSON TROY KURN JENAE	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 2204 LITTLE DEAL CT TALLAHASSEE FL 32308-3825	Legal EASTGATE UNIT 1 LOT 55 BLOCK B OR 1757/2245
Subdivision EASTGATE UNIT NO 1	Tax District 1 - CITY
Acreage 0.3800	Parent Parcel

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
2/28/2025	\$318,000	6036/39	Warranty Deed	Improved
4/11/2024	\$198,500	5942/1168	Warranty Deed	Improved
1/22/2024	\$0	5919/2306	Probate	Improved

Homestead Information

Tax Year	Status	Details
2025	No	
2024	No	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2024	\$50,000	\$126,923	\$176,923	\$0	\$0
2023	\$50,000	\$122,077	\$172,077	\$98,486	\$0
2022	\$40,000	\$116,415	\$156,415	\$84,967	\$0

2024 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$176,923	\$176,923	\$0	\$176,923
Leon County - Emergency Medical Service	0.75000	\$176,923	\$176,923	\$0	\$176,923
Children Services Council	0.34770	\$176,923	\$176,923	\$0	\$176,923
School - State Law	3.13600	\$176,923	\$176,923	\$0	\$176,923
School - Local Board	2.24800	\$176,923	\$176,923	\$0	\$176,923
City of Tallahassee	4.42000	\$176,923	\$176,923	\$0	\$176,923
NW FL Water Management	0.02180	\$176,923	\$176,923	\$0	\$176,923

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1973	1,100	393

Characteristics

Tax Year	2024
Stories	1
Exterior Wall	Combination Brick Walls
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	1100
A1	Open Porch Finish	68
A2	Garage Finished	325

Sketch

