



# Leon County Property Appraiser - Parcel Details

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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 11152300G0060	Location 2400 SWEET VALLEY HTS
Owner(s) NISHI LIVIA YUMI MARUOKA DE ALMEIDA RAFAEL CARDOSO	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 2400 SWEET VALLEY HEIGHTS TALLAHASSEE FL 32308-4660	Parcel Description SECTION 15 T1N R1E CANOPY UNIT 5 PHASE 6 7 8 9 AND 12 PB 24/46 LOT 6 BLOCK G OR 4866/1087
Subdivision CANOPY UNIT 5 PHASE 6 7 8 9 AND 12	Tax District 1 - CITY
Acreage 0.1700	Parent Parcel

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
10/28/2024	\$530,000	6001/676	Warranty Deed	Improved
4/14/2022	\$457,700	5723/2233	Warranty Deed	Improved
7/5/2021	\$73,000	5624/2050	Warranty Deed	Vacant

## Homestead Information

Tax Year	Status	Details
2026	Yes	If no change in ownership occurred before Jan 1, 2026
2025	Yes	

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$70,000	\$445,239	\$515,239	\$0	\$0
2024	\$70,000	\$428,397	\$498,397	\$2,860	\$0
2023	\$65,000	\$416,104	\$481,104	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$515,239	\$515,239	\$50,722	\$464,517
Leon County - Emergency Medical Service	0.75000	\$515,239	\$515,239	\$50,722	\$464,517
Children Services Council	0.34770	\$515,239	\$515,239	\$50,722	\$464,517
School - State Law	3.11800	\$515,239	\$515,239	\$25,000	\$490,239
School - Local Board	2.24800	\$515,239	\$515,239	\$25,000	\$490,239
City of Tallahassee	4.40720	\$515,239	\$515,239	\$50,722	\$464,517
NW FL Water Management	0.02070	\$515,239	\$515,239	\$50,722	\$464,517

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	2022	2,559	452

### Characteristics

Tax Year	2025
Stories	2
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	4/2/1
Pool	No

### Measurements

Area	Description	SqFt
A0	Main Building	1574
A1	Garage Finished	420
A2	Open Porch Finish	32
A3	Upper Story Finished	985

## Sketch

