



# 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 111730 J0140	Location 1576 SPRUCE AVE
Owner(s) DONALDSON BRIAN A DONALDSON DEBORAH J	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 1576 SPRUCE AVE TALLAHASSEE FL 32303-5835	Parcel Description BETTON HILL LOT 14                      BLOCK J OR 1385/216 2132/795 2406/1319
Subdivision BETTON HILL	Tax District 1 - CITY
Acreage 0.4400	Parent Parcel 111730 J0140

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
3/17/2026	\$860,000	6153/677	Warranty Deed	Improved
10/28/2025	\$100	6112/1867	Warranty Deed	Improved
5/21/2021	\$480,000	5590/2192	Warranty Deed	Improved

## 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	\$100,000	\$425,796	\$525,796	\$87,319	\$0
2024	\$90,000	\$410,550	\$500,550	\$74,430	\$0
2023	\$85,000	\$349,852	\$434,852	\$63,387	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$525,796	\$438,477	\$50,722	\$387,755
Leon County - Emergency Medical Service	0.75000	\$525,796	\$438,477	\$50,722	\$387,755
Children Services Council	0.34770	\$525,796	\$438,477	\$50,722	\$387,755
School - State Law	3.11800	\$525,796	\$438,477	\$25,000	\$413,477
School - Local Board	2.24800	\$525,796	\$438,477	\$25,000	\$413,477
City of Tallahassee	4.40720	\$525,796	\$438,477	\$50,722	\$387,755
NW FL Water Management	0.02070	\$525,796	\$438,477	\$50,722	\$387,755

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1990	2,314	1,392

### Characteristics

Tax Year	2025
Stories	2
Exterior Wall	Common Brick Const
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	3/2/1
Pool	Yes

### Measurements

Area	Description	SqFt
A0	Main Building	1627
A1	Garage Finished	594
A2	Upper Story Finished	687
A3	Open Porch Finish	798

## Sketch

