



# Leon County Property Appraiser - Parcel Details

Printed on: 04/04/2025

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 1118204090000	Location 1226 WAVERLY RD
Owner(s) MODLIN JOHN W MODLIN CYNTHIA T	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 1226 WAVERLY RD TALLAHASSEE FL 32312	Legal 18 1N 1E IN SE 1/4 OF SE 1/4 OR 833/456 2039/1033 1036
Subdivision UNPLATTED LAND	Tax District 1 - CITY
Acreage 0.4780	Parent Parcel

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
1/10/2024	\$562,200	5917/187	Warranty Deed	Improved
5/17/2013	\$294,700	4533/1417	Warranty Deed	Improved
1/7/2013	\$145,000	4465/2214	Warranty Deed	Improved

## Homestead Information

Tax Year	Status	Details
2025	Yes	If no change in ownership occurred before Jan 1, 2025
2024	Yes	

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2024	\$70,000	\$322,051	\$392,051	\$88,770	\$0
2023	\$70,000	\$313,855	\$383,855	\$89,407	\$0
2022	\$70,000	\$291,907	\$361,907	\$76,035	\$0

## 2024 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$392,051	\$303,281	\$50,000	\$253,281
Leon County - Emergency Medical Service	0.75000	\$392,051	\$303,281	\$50,000	\$253,281
Children Services Council	0.34770	\$392,051	\$303,281	\$50,000	\$253,281
School - State Law	3.13600	\$392,051	\$303,281	\$25,000	\$278,281
School - Local Board	2.24800	\$392,051	\$303,281	\$25,000	\$278,281
City of Tallahassee	4.42000	\$392,051	\$303,281	\$50,000	\$253,281
NW FL Water Management	0.02180	\$392,051	\$303,281	\$50,000	\$253,281

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1977	2,454	1,225

### Characteristics

Tax Year	2024
Stories	1
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	3/3/0
Pool	No

### Measurements

Area	Description	SqFt
A0	Main Building	1566
A1	Enclosed Porch Finished	168
A3	Garage Finished	625
A4	Open Porch Finish	432
A5	Upper Story Finished	414

## Sketch

