

**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 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	Parcel Description 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
2026	Yes	If no change in ownership occurs before Jan 1, 2026
2025	Yes	

**Certified Value History**

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$80,000	\$333,547	\$413,547	\$0	\$0
2024	\$70,000	\$322,051	\$392,051	\$88,770	\$0
2023	\$70,000	\$313,855	\$383,855	\$89,407	\$0

**2025 Certified Taxable Value**

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$413,547	\$413,547	\$50,722	\$362,825
Leon County - Emergency Medical Service	0.75000	\$413,547	\$413,547	\$50,722	\$362,825
Children Services Council	0.34770	\$413,547	\$413,547	\$50,722	\$362,825
School - State Law	3.11800	\$413,547	\$413,547	\$25,000	\$388,547
School - Local Board	2.24800	\$413,547	\$413,547	\$25,000	\$388,547
City of Tallahassee	4.40720	\$413,547	\$413,547	\$50,722	\$362,825
NW FL Water Management	0.02070	\$413,547	\$413,547	\$50,722	\$362,825

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1977	2,454	1,057

Characteristics	
Tax Year	2025
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

