



# 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 112150 G0030	Location 2041 TED HINES DR
Owner(s) MCDANIEL PATRICK KYLE MCDANIEL LOGAN BROOKE	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 2041 TED HINES DR TALLAHASSEE FL 32308-4851	Parcel Description MELODY HILLS UNIT 4 LOT 3                      BLOCK G OR 952/1753 2181/2034 2207/665 OR 2446/1793
Subdivision MELODY HILLS UNIT NO 4	Tax District 1 - CITY
Acreage 0.2900	Parent Parcel

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
7/31/2025	\$320,000	6083/1958	Warranty Deed	Improved
2/6/2023	\$300,000	5815/128	Warranty Deed	Improved
3/17/2017	\$165,000	5039/1302	Warranty Deed	Improved

## Homestead Information

Tax Year	Status	Details
2026	No	
2025	Yes	

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$45,000	\$239,243	\$284,243	\$30,700	\$0
2024	\$45,000	\$230,760	\$275,760	\$29,363	\$0
2023	\$40,000	\$184,423	\$224,423	\$49,050	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$284,243	\$253,543	\$50,722	\$202,821
Leon County - Emergency Medical Service	0.75000	\$284,243	\$253,543	\$50,722	\$202,821
Children Services Council	0.34770	\$284,243	\$253,543	\$50,722	\$202,821
School - State Law	3.11800	\$284,243	\$253,543	\$25,000	\$228,543
School - Local Board	2.24800	\$284,243	\$253,543	\$25,000	\$228,543
City of Tallahassee	4.40720	\$284,243	\$253,543	\$50,722	\$202,821
NW FL Water Management	0.02070	\$284,243	\$253,543	\$50,722	\$202,821

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1979	1,749	630

### Characteristics

Tax Year	2025
Stories	1
Exterior Wall	Siding Above Avg
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	3/2/0
Pool	No

### Measurements

Area	Description	SqFt
A0	Main Building	1749
A1	Open Porch Finish	174
A2	Garage Finished	456

## Sketch

