



# 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 J0220	Location 2048 ERMINE DR
Owner(s) MCLANE CHARLES PRESTON MCLANE YELENA	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 2048 ERMINE DR TALLAHASSEE FL 32308	Parcel Description MELODY HILLS UNIT 4 LOT 22 BLOCK J OR 1912/2146 1985/1430 2444/340
Subdivision MELODY HILLS UNIT NO 4	Tax District 1 - CITY
Acreage 0.3300	Parent Parcel

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
4/20/2022	\$321,000	5726/1654	Warranty Deed	Improved
6/26/2015	\$190,000	4816/1189	Warranty Deed	Improved
12/10/2010	\$73,600	4224/1027	Quit Claim	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	\$45,000	\$252,862	\$297,862	\$47,191	\$0
2024	\$45,000	\$243,722	\$288,722	\$45,116	\$0
2023	\$40,000	\$237,131	\$277,131	\$40,620	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$297,862	\$250,671	\$50,722	\$199,949
Leon County - Emergency Medical Service	0.75000	\$297,862	\$250,671	\$50,722	\$199,949
Children Services Council	0.34770	\$297,862	\$250,671	\$50,722	\$199,949
School - State Law	3.11800	\$297,862	\$250,671	\$25,000	\$225,671
School - Local Board	2.24800	\$297,862	\$250,671	\$25,000	\$225,671
City of Tallahassee	4.40720	\$297,862	\$250,671	\$50,722	\$199,949
NW FL Water Management	0.02070	\$297,862	\$250,671	\$50,722	\$199,949

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1981	1,700	729

### Characteristics

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

### Measurements

Area	Description	SqFt
A0	Main Building	1480
A1	Open Porch Finish	120
A2	Garage Finished	441
A3	Utility Finished	168
A4	Enclosed Porch Finished	220

## Sketch

