



## Leon County Property Appraiser - Parcel Details

Printed on: 05/06/2025

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 1122060000121	Location 2556 PANTHER CREEK RD APT B
Owner(s) NEDEAU AUDREY N NEDEAU JOHN A	Property Use 0107 - TOWNHOUSE
Mailing Address 6328 SINKOLA DR TALLAHASSEE FL 32312-4523	Legal BREWSTER ESTATES UNIT 5 UNREC LOT 12 (B) OR 1209/1239
Subdivision BREWSTER ESTATES UNIT 5 UNRECORDED	Tax District 1 - CITY
Acreage 0.1700	Parent Parcel

### Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
3/28/2025	\$170,000	6044/1185	Estate Deed	Improved
9/28/2011	\$100	4292/2131	Corrective Deed	Improved
9/1/2011	\$45,800	4282/25	Quit Claim	Improved

### Homestead Information

Tax Year	Status	Details
2025	No	
2024	No	

### Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2024	\$30,000	\$101,670	\$131,670	\$0	\$0
2023	\$25,000	\$94,227	\$119,227	\$0	\$0
2022	\$22,000	\$86,543	\$108,543	\$0	\$0

### 2024 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$131,670	\$126,140	\$0	\$126,140
Leon County - Emergency Medical Service	0.75000	\$131,670	\$126,140	\$0	\$126,140
Children Services Council	0.34770	\$131,670	\$126,140	\$0	\$126,140
School - State Law	3.13600	\$131,670	\$131,670	\$0	\$131,670
School - Local Board	2.24800	\$131,670	\$131,670	\$0	\$131,670
City of Tallahassee	4.42000	\$131,670	\$126,140	\$0	\$126,140
NW FL Water Management	0.02180	\$131,670	\$126,140	\$0	\$126,140

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Townhome	1982	1,024	176

Characteristics	
Tax Year	2024
Stories	1
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	2/2/0
Pool	No

Measurements		
Area	Description	SqFt
A0	Main Building	1024
A1	Open Porch Finish	24
A2	Screen Porch Fin	152

Sketch

