



# Leon County Property Appraiser - Parcel Details

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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 1124204140000	Location 1343 PEDRICK RD
Owner(s) OHLIN RYAN JOHN	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 1343 PEDRICK RD TALLAHASSEE FL 32317	Legal 24 1N 1E IN SW 1/4 OR 1850/1149 1152
Subdivision UNPLATTED LAND	Tax District 2 - COUNTY
Acreage 1.6600	Parent Parcel

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
4/2/2024	\$375,000	5939/814	Warranty Deed	Improved
5/5/2023	\$0	5939/805	Death Certificate	Improved
3/14/2019	\$100	5293/1136	Warranty Deed	Improved

## Homestead Information

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

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2024	\$74,700	\$346,799	\$421,499	\$0	\$0
2023	\$73,040	\$333,800	\$406,840	\$233,456	\$0
2022	\$69,720	\$307,957	\$377,677	\$209,343	\$0

## 2024 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$421,499	\$421,499	\$0	\$421,499
Leon County - Emergency Medical Service	0.75000	\$421,499	\$421,499	\$0	\$421,499
Children Services Council	0.34770	\$421,499	\$421,499	\$0	\$421,499
School - State Law	3.13600	\$421,499	\$421,499	\$0	\$421,499
School - Local Board	2.24800	\$421,499	\$421,499	\$0	\$421,499
NW FL Water Management	0.02180	\$421,499	\$421,499	\$0	\$421,499

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1948	1,864	1,242

### Characteristics

Tax Year	2024
Stories	1
Exterior Wall	Concrete Blk
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	3/1/0
Pool	Yes

### Measurements

Area	Description	SqFt
A0	Main Building	1222
A1	Enclosed Porch Finished	480
A2	Enclosed Porch Finished	162
A3	Det Garage Unfinished	600

## Sketch

