



# 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 1124204140000	Location 1343 PEDRICK RD
Owner(s) OHLIN RYAN JOHN	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 1343 PEDRICK RD TALLAHASSEE FL 32317	Parcel Description 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
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	\$74,700	\$358,766	\$433,466	\$0	\$0
2024	\$74,700	\$346,799	\$421,499	\$0	\$0
2023	\$73,040	\$333,800	\$406,840	\$233,456	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$433,466	\$433,466	\$50,722	\$382,744
Leon County - Emergency Medical Service	0.75000	\$433,466	\$433,466	\$50,722	\$382,744
Children Services Council	0.34770	\$433,466	\$433,466	\$50,722	\$382,744
School - State Law	3.11800	\$433,466	\$433,466	\$25,000	\$408,466
School - Local Board	2.24800	\$433,466	\$433,466	\$25,000	\$408,466
NW FL Water Management	0.02070	\$433,466	\$433,466	\$50,722	\$382,744

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1948	1,864	600

### Characteristics

Tax Year	2025
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

