



# Leon County Property Appraiser - Parcel Details

Printed on: 04/03/2026

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

<b>Parcel Number</b> 113629 F0090	<b>Location</b> 1101 SANDLER RIDGE RD
<b>Owner(s)</b> MCCOY CHRISTOPHER FRAZIER RACHEL	<b>Property Use</b> 0100 - SINGLE FAMILY RESIDENTIAL
<b>Mailing Address</b> 1101 SANDLER RIDGE RD TALLAHASSEE FL 32317	<b>Parcel Description</b> STONEY CREEK CROSSING PHASE I 36 1N 1E LOT 9 BLOCK F OR 520/415 520/421 561/681 752/149 OR 1077/1927 1217/28 31 34 36 38 43 OR 1224/107 111 117 BENJAMIN'S BLVD
<b>Subdivision</b> STONEY CREEK CROSSING PHASE I	<b>Tax District</b> 1 - CITY
<b>Acreage</b> 0.2800	<b>Parent Parcel</b> 1136200030000

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
5/16/2022	\$432,500	5734/1275	Warranty Deed	Improved
10/1/2003	\$233,900	2968/324	Warranty Deed	Improved
1/29/2003	\$225,000	2806/1880	Warranty Deed	Vacant

## Homestead Information

Tax Year	Status	Details
2026	No	
2025	No	

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$70,000	\$317,890	\$387,890	\$0	\$0
2024	\$70,000	\$306,481	\$376,481	\$0	\$0
2023	\$65,000	\$298,274	\$363,274	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$387,890	\$387,890	\$0	\$387,890
Leon County - Emergency Medical Service	0.75000	\$387,890	\$387,890	\$0	\$387,890
Children Services Council	0.34770	\$387,890	\$387,890	\$0	\$387,890
School - State Law	3.11800	\$387,890	\$387,890	\$0	\$387,890
School - Local Board	2.24800	\$387,890	\$387,890	\$0	\$387,890
City of Tallahassee	4.40720	\$387,890	\$387,890	\$0	\$387,890
NW FL Water Management	0.02070	\$387,890	\$387,890	\$0	\$387,890

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	2003	2,187	1,111

### Characteristics

Tax Year	2025
Stories	1
Exterior Wall	Combination Brick Walls
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	4/3/0
Pool	No

### Measurements

Area	Description	SqFt
A0	Main Building	2187
A1	Open Porch Finish	419
A2	Garage Finished	524
A3	Open Porch Finish	168

## Sketch

