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# Leon County Property Appraiser - Parcel Details

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**<br>120722 C0050 | **Location**<br>6484 JUSTIN GRANT TRL |
| **Owner(s)**<br>RODRIGUEZ EMILIO A | **Property Use**<br>0100 - SINGLE FAMILY RESIDENTIAL |
| **Mailing Address**<br>6484 JUSTIN GRANT TRL<br>TALLAHASSEE FL 32309-9107 | **Parcel Description**<br>ARVAH BRANCH<br>LOT 5 BLOCK C<br>OR 1581/279 1590/2396 |
| **Subdivision**<br>ARVAH BRANCH | **Tax District**<br>2 - COUNTY |
| **Acreage**<br>0.9600 | **Parent Parcel**<br>1207206040000 |

## Sales Information

| Sale Date | Sale Price | Book/Page | Instrument Type | Improved/Vacant |
|---|---|---|---|---|
| 8/19/2026 | $180,100 | 6205/2169 | Quit Claim | Improved |
| 7/18/2022 | $410,000 | 5757/2061 | Warranty Deed | Improved |
| 8/23/2013 | $265,000 | 4569/1355 | Warranty Deed | Improved |

## Homestead Information

| Tax Year | Status | Details |
|---|---|---|
| 2027 | Yes | If no change in ownership occurs before Jan 1, 2027 |
| 2026 | Yes | |

## Certified Value History

| Tax Year | Land | Building | Total Market | Homestead Savings | Classified Use |
|---|---|---|---|---|---|
| 2026 | $60,000 | $315,665 | $375,665 | $3,121 | $0 |
| 2025 | $60,000 | $306,893 | $366,893 | $4,143 | $0 |
| 2024 | $60,000 | $292,972 | $352,972 | $445 | $0 |

## 2026 Certified Taxable Value

| Taxing Authority | Millage Rate | Market | Assessed | Exempt | Taxable |
|---|---|---|---|---|---|
| Leon County | 8.31440 | $375,665 | $372,544 | $51,411 | $321,133 |
| Leon County - Emergency Medical Service | 0.75000 | $375,665 | $372,544 | $51,411 | $321,133 |
| Children Services Council | 0.33530 | $375,665 | $372,544 | $51,411 | $321,133 |
| School - State Law | 3.09500 | $375,665 | $372,544 | $25,000 | $347,544 |
| School - Local Board | 2.24800 | $375,665 | $372,544 | $25,000 | $347,544 |
| NW FL Water Management | 0.02010 | $375,665 | $372,544 | $51,411 | $321,133 |
| | | | | | |
| | | | | | |

## Building

| Building Use | Building Type | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|---|---|---|---|---|
| Residential | Single Family | 1992 | 2,312 | 804 |

## Characteristics

| | |
|---|---|
| Tax Year | 2026 |
| Stories | 2 |
| Exterior Wall | Siding Average |
| Roof Frame | Wood Framed/Truss |
| Roof Cover | Composition Shingle |
| Bed/Bath/Half | 4/3/0 |
| Pool | Yes |

## Measurements

| Area | Description | SqFt |
|---|---|---|
| A0 | Main Building | 1104 |
| A2 | Open Porch Finish | 36 |
| A3 | Base Area | 440 |
| A4 | Upper Story Finished | 768 |
| A5 | Det Garage Finsihed | 768 |

## Sketch

