



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 1233200280000 | Location 4040 CHAIRES CROSS RD |
| Owner(s) MCGAHEE JOHN MCGAHEE KATHERINE | Property Use 0100 - SINGLE FAMILY RESIDENTIAL |
| Mailing Address 4040 CHAIRES CROSS RD TALLAHASSEE FL 32317-7616 | Parcel Description SECTION 33 T1N R2E SECTION DESCRIPTION OF 219 SUBDIVISION OR 1968/2074 OR 6022/2359 |
| Subdivision UNPLATTED LAND | Tax District 2 - COUNTY |
| Acreage 5.0000 | Parent Parcel |

Sales Information

| Sale Date | Sale Price | Book/Page | Instrument Type | Improved/Vacant |
|------------|------------|-----------|-----------------|-----------------|
| 1/15/2025 | \$403,000 | 6022/2359 | Warranty Deed | Improved |
| 10/15/2021 | \$100 | 5654/1783 | Warranty Deed | Improved |
| 9/17/2002 | \$100 | 2817/1727 | Warranty Deed | Improved |

Homestead Information

| Tax Year | Status | Details |
|----------|--------|-------------------------------------------------------|
| 2026 | Yes | If no change in ownership occurred before Jan 1, 2026 |
| 2025 | No | |

Certified Value History

| Tax Year | Land | Building | Total Market | Homestead Savings | Classified Use |
|----------|----------|-----------|--------------|-------------------|----------------|
| 2025 | \$75,000 | \$279,438 | \$354,438 | \$0 | \$0 |
| | | | | | |
| | | | | | |

2025 Certified Taxable Value

| Taxing Authority | Millage Rate | Market | Assessed | Exempt | Taxable |
|-----------------------------------------|--------------|-----------|-----------|--------|-----------|
| Leon County | 8.31440 | \$354,438 | \$354,438 | \$0 | \$354,438 |
| Leon County - Emergency Medical Service | 0.75000 | \$354,438 | \$354,438 | \$0 | \$354,438 |
| Children Services Council | 0.34770 | \$354,438 | \$354,438 | \$0 | \$354,438 |
| School - State Law | 3.11800 | \$354,438 | \$354,438 | \$0 | \$354,438 |
| School - Local Board | 2.24800 | \$354,438 | \$354,438 | \$0 | \$354,438 |
| NW FL Water Management | 0.02070 | \$354,438 | \$354,438 | \$0 | \$354,438 |
| | | | | | |
| | | | | | |

Building

| Building Use | Building Type | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|--------------|---------------|------------|--------------------|----------------|
| Residential | Single Family | 1957 | 2,064 | 1,112 |

Characteristics

| | |
|---------------|---------------------|
| Tax Year | 2025 |
| Stories | 1 |
| Exterior Wall | Common Brick Const |
| Roof Frame | Wood Framed/Truss |
| Roof Cover | Composition Shingle |
| Pool | No |

Measurements

| Area | Description | SqFt |
|------|--------------------|------|
| A0 | Main Building | 2064 |
| A1 | Screen Porch Fin | 192 |
| A2 | Utility Finished | 175 |
| A3 | Garage Finished | 525 |
| A4 | Utility Unfinished | 220 |

Sketch

