



# 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 1234202450030	Location 4411 CHAIRES CROSS RD
Owner(s) WIGGINS AUSTIN A WIGGINS LACIE B	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 4411 CHAIRES CROSS RD TALLAHASSEE FL 32317-7639	Parcel Description 34 1N 2E IN SW 1/4 OF NW 1/4 BEING TR 5C OF A 3 TR 2.1.9. SUB OR 1271/2395
Subdivision UNPLATTED LAND	Tax District 2 - COUNTY
Acreage 6.9700	Parent Parcel 1234202450000

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
4/21/2025	\$249,500	6050/1454	Warranty Deed	Improved
4/21/2025	\$249,500	6050/1452	Warranty Deed	Improved
9/27/2024	\$0	6012/50	Probate	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	\$174,250	\$255,321	\$429,571	\$245,762	\$0
2024	\$174,250	\$247,113	\$421,363	\$242,734	\$0
2023	\$139,400	\$238,251	\$377,651	\$204,225	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$429,571	\$183,809	\$55,722	\$128,087
Leon County - Emergency Medical Service	0.75000	\$429,571	\$183,809	\$55,722	\$128,087
Children Services Council	0.34770	\$429,571	\$183,809	\$55,722	\$128,087
School - State Law	3.11800	\$429,571	\$183,809	\$30,000	\$153,809
School - Local Board	2.24800	\$429,571	\$183,809	\$30,000	\$153,809
NW FL Water Management	0.02070	\$429,571	\$183,809	\$55,722	\$128,087

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1987	1,935	1,298

### Characteristics

Tax Year	2025
Stories	1
Exterior Wall	Common Brick Const
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	3/2/0
Pool	No

### Measurements

Area	Description	SqFt
A0	Main Building	1935
A1	Open Porch Finish	440
A2	Garage Finished	462
A3	Utility Finished	144
A4	Open Porch Unfin	252

## Sketch

