



# 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 140350 AC0090	Location 2384 TUSCAVILLA RD
Owner(s) POWELL CHAD ERIKSEN	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 2384 TUSCAVILLA RD TALLAHASSEE FL 32312	Parcel Description KILLEARN LAKES 2 LOT 9 BLOCK AC OR 1554/1547 1938/1827
Subdivision KILLEARN LAKES	Tax District 2 - COUNTY
Acreage 0.1900	Parent Parcel

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
9/30/2024	\$285,000	5992/1508	Warranty Deed	Improved
11/15/2021	\$243,000	5668/1161	Warranty Deed	Improved
10/21/2021	\$0	5656/1663	Probate	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	\$158,622	\$233,622	\$0	\$0
2024	\$70,000	\$151,120	\$221,120	\$14,185	\$0
2023	\$60,000	\$152,564	\$212,564	\$11,656	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$233,622	\$233,622	\$0	\$233,622
Leon County - Emergency Medical Service	0.75000	\$233,622	\$233,622	\$0	\$233,622
Children Services Council	0.34770	\$233,622	\$233,622	\$0	\$233,622
School - State Law	3.11800	\$233,622	\$233,622	\$0	\$233,622
School - Local Board	2.24800	\$233,622	\$233,622	\$0	\$233,622
NW FL Water Management	0.02070	\$233,622	\$233,622	\$0	\$233,622

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1992	1,280	472

### Characteristics

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

### Measurements

Area	Description	SqFt
A0	Main Building	1280
A1	Open Porch Finish	72
A2	Garage Finished	400

## Sketch

