



Leon County Property Appraiser - Parcel Details

Printed on: 07/10/2026

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

Parcel Number 140350 AF0190	Location 2245 TUSCAVILLA RD
Owner(s) FOUNTAIN MICHAEL BRETT FOUNTAIN SARAH	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 2245 TUSCAVILLA RD TALLAHASSEE FL 32312-5028	Parcel Description KILLEARN LAKES 2 LOT 19 BLOCK AF OR 1815/1110 2065/2279
Subdivision KILLEARN LAKES	Tax District 2 - COUNTY
Acreage 0.1800	Parent Parcel

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
3/11/2026	\$285,000	6152/637	Warranty Deed	Improved
6/1/2022	\$275,000	5741/1935	Warranty Deed	Improved
4/1/1995	\$96,000	1815/1110	Warranty Deed	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	\$75,000	\$165,584	\$240,584	\$43,916	\$0
2024	\$70,000	\$157,741	\$227,741	\$36,616	\$0
2023	\$60,000	\$161,513	\$221,513	\$35,955	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$240,584	\$196,668	\$50,722	\$145,946
Leon County - Emergency Medical Service	0.75000	\$240,584	\$196,668	\$50,722	\$145,946
Children Services Council	0.34770	\$240,584	\$196,668	\$50,722	\$145,946
School - State Law	3.11800	\$240,584	\$196,668	\$25,000	\$171,668
School - Local Board	2.24800	\$240,584	\$196,668	\$25,000	\$171,668
NW FL Water Management	0.02070	\$240,584	\$196,668	\$50,722	\$145,946

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1995	1,372	438

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	1372
A1	Open Porch Finish	18
A2	Garage Finished	420

Sketch

