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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 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
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	$75,000	$170,526	$245,526	$43,548	$0
2025	$75,000	$165,584	$240,584	$43,916	$0
2024	$70,000	$157,741	$227,741	$36,616	$0

2026 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	$245,526	$201,978	$51,411	$150,567
Leon County - Emergency Medical Service	0.75000	$245,526	$201,978	$51,411	$150,567
Children Services Council	0.33530	$245,526	$201,978	$51,411	$150,567
School - State Law	3.09500	$245,526	$201,978	$25,000	$176,978
School - Local Board	2.24800	$245,526	$201,978	$25,000	$176,978
NW FL Water Management	0.02010	$245,526	$201,978	$51,411	$150,567

Building

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

Characteristics

Tax Year	2026
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

