

**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 141835 FF0170	Location 1213 CONSERVANCY DR E
Owner(s) CADDON NANCY ALISON HUMPHREYS KENNETH	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 1213 CONSERVANCY DR E TALLAHASSEE FL 32312-6744	Parcel Description SUMMERBROOKE UNIT VI 17 2N 1E LOT 17 BLOCK FF OR 1843/2269 1918/83 1948/2087 OR 1948/2088 2089 2048/2205 2459/374
Subdivision SUMMERBROOKE	Tax District 1 - CITY
Acreage 0.7400	Parent Parcel M417202120000

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
8/21/2024	\$470,000	5981/1058	Warranty Deed	Improved
6/14/2019	\$360,000	5326/1258	Warranty Deed	Improved
10/22/2015	\$175,000	4860/191	Warranty Deed	Improved

Homestead Information

Tax Year	Status	Details
2026	Yes	If no change in ownership occurs before Jan 1, 2026
2025	Yes	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$100,000	\$313,380	\$413,380	\$0	\$0
2024	\$95,000	\$312,676	\$407,676	\$121,448	\$0
2023	\$85,000	\$304,137	\$389,137	\$111,246	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$413,380	\$413,380	\$50,722	\$362,658
Leon County - Emergency Medical Service	0.75000	\$413,380	\$413,380	\$50,722	\$362,658
Children Services Council	0.34770	\$413,380	\$413,380	\$50,722	\$362,658
School - State Law	3.11800	\$413,380	\$413,380	\$25,000	\$388,380
School - Local Board	2.24800	\$413,380	\$413,380	\$25,000	\$388,380
City of Tallahassee	4.40720	\$413,380	\$413,380	\$50,722	\$362,658
NW FL Water Management	0.02070	\$413,380	\$413,380	\$50,722	\$362,658

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1998	2,136	520

Characteristics

Tax Year	2025
Stories	1
Exterior Wall	Concrete Blk/Stuc
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	3/4/0
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	2136
A1	Open Porch Finish	36
A2	Garage Finished	484

Sketch

