



# Leon County Property Appraiser - Parcel Details

Printed on: 11/24/2024

The Tax Roll is compiled by Legal Descriptions recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

## Parcel Summary

Parcel Number 1420206120000	Location 7091 OX BOW RD
Owner(s) THOMAS NICHOLAS B THOMAS BRANDI J	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 7091 OX BOW RD TALLAHASSEE FL 32312	Legal 20 2N 1E 2 AC IN S 1/2 OR 1440/2163
Subdivision UNPLATTED LAND	Tax District 2 - COUNTY
Acreage 2.0000	Parent Parcel 1420200030000

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
12/8/2023	\$1,200,000	5908/1454	Warranty Deed	Improved
1/1/1990	\$57,900	1440/2163	Warranty Deed	Vacant

## Homestead Information

Tax Year	Status	Details
2025	Yes	If no change in ownership occurs before Jan 1, 2025
2024	Yes	

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2024	\$140,000	\$916,487	\$1,056,487	\$69,737	\$0
2023	\$130,000	\$987,942	\$1,117,942	\$250,761	\$0
2022	\$120,000	\$909,551	\$1,029,551	\$187,628	\$0

## 2024 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$1,056,487	\$986,750	\$50,000	\$936,750
Leon County - Emergency Medical Service	0.75000	\$1,056,487	\$986,750	\$50,000	\$936,750
Children Services Council	0.34770	\$1,056,487	\$986,750	\$50,000	\$936,750
School - State Law	3.13600	\$1,056,487	\$986,750	\$25,000	\$961,750
School - Local Board	2.24800	\$1,056,487	\$986,750	\$25,000	\$961,750
NW FL Water Management	0.02180	\$1,056,487	\$986,750	\$50,000	\$936,750

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1990	6,013	2,283

### Characteristics

Tax Year	2024
Stories	2
Exterior Wall	Common Brick Const
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	7/7/0
Pool	Yes

### Measurements

Area	Description	SqFt
A0	Main Building	4473
A1	Screen Porch Unfin	216
A2	Garage Finished	768
A3	Open Porch Finish	46
A4	Open Porch Unfin	540

## Sketch

