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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**<br>143150 B0040 | **Location**<br>900 OAK KNOLL AVE |
| **Owner(s)**<br>BREEDLOVE MEGAN<br>JOHNSON WILLIAM JUSTIN | **Property Use**<br>0100 - SINGLE FAMILY RESIDENTIAL |
| **Mailing Address**<br>900 OAK KNOLL AVE<br>TALLAHASSEE FL 32312-1112 | **Parcel Description**<br>OAK KNOLL ESTATES UNIT 1<br>LOT 4 BLOCK B<br>OR 1314/407 2586/867PR |
| **Subdivision**<br>OAK KNOLL ESTATES UNIT NO. 1 | **Tax District**<br>1 - CITY |
| **Acreage**<br>0.4900 | **Parent Parcel** |

## Sales Information

| Sale Date | Sale Price | Book/Page | Instrument Type | Improved/Vacant |
|---|---|---|---|---|
| 10/8/2026 | $0 | 6219/89 | Final Judgement | Improved |
| 2/13/2026 | $480,000 | 6143/137 | Warranty Deed | Improved |
| 3/5/2025 | $0 | 6035/2331 | Final Judgement | Improved |

## Homestead Information

| Tax Year | Status | Details |
|---|---|---|
| 2027 | No | |
| 2026 | Yes | |

## Certified Value History

| Tax Year | Land | Building | Total Market | Homestead Savings | Classified Use |
|---|---|---|---|---|---|
| 2026 | $50,000 | $352,271 | $402,271 | $88,822 | $0 |
| 2025 | $50,000 | $343,397 | $393,397 | $88,189 | $0 |
| 2024 | $50,000 | $327,062 | $377,062 | $80,456 | $0 |

## 2026 Certified Taxable Value

| Taxing Authority | Millage Rate | Market | Assessed | Exempt | Taxable |
|---|---|---|---|---|---|
| Leon County | 8.31440 | $402,271 | $313,449 | $51,411 | $262,038 |
| Leon County - Emergency Medical Service | 0.75000 | $402,271 | $313,449 | $51,411 | $262,038 |
| Children Services Council | 0.33530 | $402,271 | $313,449 | $51,411 | $262,038 |
| School - State Law | 3.09500 | $402,271 | $313,449 | $25,000 | $288,449 |
| School - Local Board | 2.24800 | $402,271 | $313,449 | $25,000 | $288,449 |
| City of Tallahassee | 4.25730 | $402,271 | $313,449 | $51,411 | $262,038 |
| NW FL Water Management | 0.02010 | $402,271 | $313,449 | $51,411 | $262,038 |
| | | | | | |

## Building

| Building Use | Building Type | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|---|---|---|---|---|
| Residential | Single Family | 1963 | 2,028 | 2,244 |

## Characteristics

| | |
|---|---|
| Tax Year | 2026 |
| Stories | 1 |
| Exterior Wall | Combination Brick Walls |
| Roof Frame | Wood Framed/Truss |
| Roof Cover | Standing Seam/Pf Metal |
| Bed/Bath/Half | 3/3/0 |
| Pool | No |

## Measurements

| Area | Description | SqFt |
|---|---|---|
| A0 | Main Building | 2028 |
| A1 | Carport Finished | 588 |
| A2 | Utility Unfinished | 168 |
| A3 | Bsmt Semi-Finished | 1488 |
| | | |

## Sketch

