

**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 173106 A0110	Location 10056 NEAMATHLA TRL
Owner(s) HINCHEE LOWELL JAMES HINCHEE JANET KAYE	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 10056 NEAMATHLA TRL TALLAHASSEE FL 32312-9681	Parcel Description LUNA MANOR UNREC 31 & 32 3N 1 E 2.54 A LOT 11 BLOCK A OR 1818/1713
Subdivision LUNA MANOR UNRECORDED	Tax District 2 - COUNTY
Acreage 2.5400	Parent Parcel 173108 0003

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
9/16/2026	\$789,300	6211/2324	Warranty Deed	Improved
3/6/2015	\$425,000	4772/1064	Warranty Deed	Improved
5/1/1995	\$31,640	1818/1713	Warranty Deed	Vacant

Homestead Information

Tax Year	Status	Details
2027	No	
2026	Yes	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2026	\$90,000	\$386,034	\$476,034	\$166,083	\$0
2025	\$85,000	\$380,272	\$465,272	\$163,470	\$0
2024	\$85,000	\$367,652	\$452,652	\$159,356	\$0

2026 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$476,034	\$309,951	\$51,411	\$258,540
Leon County - Emergency Medical Service	0.75000	\$476,034	\$309,951	\$51,411	\$258,540
Children Services Council	0.33530	\$476,034	\$309,951	\$51,411	\$258,540
School - State Law	3.09500	\$476,034	\$309,951	\$25,000	\$284,951
School - Local Board	2.24800	\$476,034	\$309,951	\$25,000	\$284,951
NW FL Water Management	0.02010	\$476,034	\$309,951	\$51,411	\$258,540

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1998	2,788	1,433

Characteristics

Tax Year	2026
Stories	2
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	4/4/0
Pool	Yes

Measurements

Area	Description	SqFt
A0	Main Building	2032
A1	Open Porch Finish	609
A2	Upper Story Finished	756
A3	Det Garage Finsihed	720
A4	Open Porch Finish	104

Sketch

