



## Leon County Property Appraiser - Parcel Details

Printed on: 09/04/2025

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 2114200120000	Location 2961 LAKESHORE DR
Owner(s) MONTGOMERY MARVIS ARNESS MONTGOMERY REBECCA	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 692 RIDGE RD TALLAHASSEE FL 32305-7012	Legal 14 1N 1W IN SW 1/4 OF NE 1/4 OR 1361/969 1393/2113
Subdivision UNPLATTED LAND	Tax District 2 - COUNTY
Acreage 0.6800	Parent Parcel

### Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
5/8/2025	\$299,000	6056/1272	Warranty Deed	Improved
7/28/2021	\$210,000	5628/1365	Warranty Deed	Improved
1/1/1989	\$59,000	1361/0969	Warranty Deed	Improved

### Homestead Information

Tax Year	Status	Details
2025	No	
2024	No	

### Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2024	\$75,000	\$171,826	\$246,826	\$0	\$0
2023	\$75,000	\$164,995	\$239,995	\$0	\$0
2022	\$70,000	\$144,471	\$214,471	\$0	\$0

### 2024 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$246,826	\$246,826	\$0	\$246,826
Leon County - Emergency Medical Service	0.75000	\$246,826	\$246,826	\$0	\$246,826
Children Services Council	0.34770	\$246,826	\$246,826	\$0	\$246,826
School - State Law	3.13600	\$246,826	\$246,826	\$0	\$246,826
School - Local Board	2.24800	\$246,826	\$246,826	\$0	\$246,826
NW FL Water Management	0.02180	\$246,826	\$246,826	\$0	\$246,826

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1957	1,576	650

Characteristics

Tax Year	2024
Stories	1
Exterior Wall	Common Brick Const
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	1576
A1	Utility Finished	132
A2	Carport Unfinished	506
A3	Open Porch Finish	12

Sketch

