



# Leon County Property Appraiser - Parcel Details

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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 2117130000230	Location 2042 CANEWOOD CT
Owner(s) TALLAHASSEE SIGNATURE PROPERTIES LLC	Property Use 0107 - TOWNHOUSE
Mailing Address 311 PARK PLACE BLVD STE 300 CLEARWATER FL 33759	Parcel Description CARROLLWOOD UNREC 17 1N 1W LOT 23 UNIT A BLOCK A OR 1110/927 (2042 CANEWOOD CT)
Subdivision CARROLLWOOD UNRECORDED	Tax District 2 - COUNTY
Acreage 0.1500	Parent Parcel

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
7/16/2021	\$2,850,000	5614/1011	Warranty Deed	Improved
4/2/2015	\$100	4782/1961	Quit Claim	Improved
3/31/2015	\$0	4781/344	Corrective Deed	Improved

## Homestead Information

Tax Year	Status	Details
2026	No	
2025	No	

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$30,000	\$104,836	\$134,836	\$0	\$0
2024	\$25,000	\$95,357	\$120,357	\$0	\$0
2023	\$20,000	\$88,336	\$108,336	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$134,836	\$123,903	\$0	\$123,903
Leon County - Emergency Medical Service	0.75000	\$134,836	\$123,903	\$0	\$123,903
Children Services Council	0.34770	\$134,836	\$123,903	\$0	\$123,903
School - State Law	3.11800	\$134,836	\$134,836	\$0	\$134,836
School - Local Board	2.24800	\$134,836	\$134,836	\$0	\$134,836
NW FL Water Management	0.02070	\$134,836	\$123,903	\$0	\$123,903

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Townhome	1983	1,028	56

### Characteristics

Tax Year	2025
Stories	1
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Pool	No

### Measurements

Area	Description	SqFt
A0	Main Building	908
A1	Open Porch Finish	56
A2	Enclosed Porch Finished	120

## Sketch

