



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 2121511013120	Location 2320 GARLAND CT
Owner(s) RACKI MATTHEW SEAN	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 2320 GARLAND CT TALLAHASSEE FL 32303-8352	Parcel Description PLANTATION OF TALLAHASSEE PECAN CO 21 1N 1W .455 A PART OF LOT 101 OR 1687/1124
Subdivision PLANTATION OF FL PECAN ENDOWM CO 1ST DIV	Tax District 1 - CITY
Acreage 0.4600	Parent Parcel

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
3/14/2025	\$275,000	6040/349	Warranty Deed	Improved
10/18/2023	\$166,000	5895/763	Warranty Deed	Improved
6/17/2021	\$0	5611/1768	Death Certificate	Improved

Homestead Information

Tax Year	Status	Details
2026	Yes	If no change in ownership occurred before Jan 1, 2026
2025	No	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$30,000	\$179,344	\$209,344	\$0	\$0
2024	\$30,000	\$142,572	\$172,572	\$0	\$0
2023	\$25,000	\$129,577	\$154,577	\$0	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$209,344	\$189,829	\$0	\$189,829
Leon County - Emergency Medical Service	0.75000	\$209,344	\$189,829	\$0	\$189,829
Children Services Council	0.34770	\$209,344	\$189,829	\$0	\$189,829
School - State Law	3.11800	\$209,344	\$209,344	\$0	\$209,344
School - Local Board	2.24800	\$209,344	\$209,344	\$0	\$209,344
City of Tallahassee	4.40720	\$209,344	\$189,829	\$0	\$189,829
NW FL Water Management	0.02070	\$209,344	\$189,829	\$0	\$189,829

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1966	1,560	383

Characteristics

Tax Year	2025
Stories	1
Exterior Wall	Siding Below Avg
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	3/2/0
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	1560
A1	Open Porch Unfin	35
A2	Carport Unfinished	240
A3	Enclosed Porch Unfinished	108

Sketch

