

**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>212185 B0063                                     | Location<br>2241 SANDPIPER ST  |
| Owner(s)<br>TINOCO ALICIA<br>TINOCO RACHEL                        | Property Use<br>0107 - TOWNHOUSE   |
| Mailing Address<br>2241 SANDPIPER ST<br>TALLAHASSEE FL 32303-3377 | Parcel Description<br>VILLAS OF WESTRIDGE<br>LOT 6 UNIT D                      BLOCK B<br>OR 1725/1790 1959/840 1978/2079<br>OR 2133/693 2343/2339 |
| Subdivision<br>VILLAS OF WESTRIDGE UNIT 1                         | Tax District<br>1 - CITY   |
| Acreage<br>0.0400   | Parent Parcel  |

**Sales Information**

| Sale Date | Sale Price | Book/Page | Instrument Type | Improved/Vacant |
|-----------|------------|-----------|-----------------|-----------------|
| 8/22/2024 | \$138,000  | 5983/1668 | Warranty Deed   | Improved        |
| 3/3/2022  | \$95,000   | 5709/123  | Warranty Deed   | Improved        |
| 8/31/2020 | \$83,000   | 5484/1639 | Warranty 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     | \$20,000 | \$104,944 | \$124,944    | \$0               | \$0            |
| 2024     | \$20,000 | \$91,756  | \$111,756    | \$0               | \$0            |
| 2023     | \$15,000 | \$80,731  | \$95,731     | \$0               | \$0            |

**2025 Certified Taxable Value**

| Taxing Authority                        | Millage Rate | Market    | Assessed  | Exempt | Taxable   |
|---|--------------|-----------|-----------|--------|-----------|
| Leon County                             | 8.31440      | \$124,944 | \$124,944 | \$0    | \$124,944 |
| Leon County - Emergency Medical Service | 0.75000      | \$124,944 | \$124,944 | \$0    | \$124,944 |
| Children Services Council               | 0.34770      | \$124,944 | \$124,944 | \$0    | \$124,944 |
| School - State Law                      | 3.11800      | \$124,944 | \$124,944 | \$0    | \$124,944 |
| School - Local Board                    | 2.24800      | \$124,944 | \$124,944 | \$0    | \$124,944 |
| City of Tallahassee                     | 4.40720      | \$124,944 | \$124,944 | \$0    | \$124,944 |
| NW FL Water Management                  | 0.02070      | \$124,944 | \$124,944 | \$0    | \$124,944 |
|   |              |           |           |        |           |

Building

| Building Use | Building Type | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|--------------|---------------|------------|--------------------|----------------|
| Residential  | Townhome      | 1983       | 928                | 112            |

Characteristics

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

Measurements

| Area | Description          | SqFt |
|------|----------------------|------|
| A0   | Main Building        | 672  |
| A1   | Upper Story Finished | 256  |
| A2   | Screen Porch Unfin   | 112  |
|      |                      |      |
|      |                      |      |

Sketch

