

**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 212185 C0053	Location 2240 SANDPIPER ST
Owner(s) NUNEZ CAROLINE MARIE NUNEZ DANIEL	Property Use 0107 - TOWNHOUSE
Mailing Address 3418 DERBYSHIRE CT TALLAHASSEE FL 32312-1856	Parcel Description VILLAS OF WESTRIDGE LOT 5 UNIT D                      BLOCK C OR 1088/1540 2240 SANDPIPER ST
Subdivision VILLAS OF WESTRIDGE UNIT 1	Tax District 1 - CITY
Acreage 0.0400	Parent Parcel

**Sales Information**

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
7/12/2024	\$125,000	5969/1914	Warranty Deed	Improved
9/30/2021	\$100	5647/64	Warranty Deed	Improved
1/1/1983	\$36,900	1088/1540	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	\$110,240	\$130,240	\$0	\$0
2024	\$20,000	\$88,840	\$108,840	\$0	\$0
2023	\$15,000	\$78,170	\$93,170	\$0	\$0

**2025 Certified Taxable Value**

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$130,240	\$130,240	\$0	\$130,240
Leon County - Emergency Medical Service	0.75000	\$130,240	\$130,240	\$0	\$130,240
Children Services Council	0.34770	\$130,240	\$130,240	\$0	\$130,240
School - State Law	3.11800	\$130,240	\$130,240	\$0	\$130,240
School - Local Board	2.24800	\$130,240	\$130,240	\$0	\$130,240
City of Tallahassee	4.40720	\$130,240	\$130,240	\$0	\$130,240
NW FL Water Management	0.02070	\$130,240	\$130,240	\$0	\$130,240

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Townhome	1983	928	0

Characteristics

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

Measurements

Area	Description	SqFt
A0	Main Building	672
A1	Upper Story Finished	256

Sketch

