



# 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 212185 B0013	Location 2389 SANDPIPER ST
Owner(s) CONRAD ETHAN JAMES CONRAD AUTUMN SIMUNEK	Property Use 0107 - TOWNHOUSE
Mailing Address 2517 HASTINGS DR TALLAHASSEE FL 32303	Parcel Description VILLAS OF WESTRIDGE LOT 1 UNIT D           BLOCK B OR 1498/2101 2389 SANDPIPER ST
Subdivision VILLAS OF WESTRIDGE UNIT 1	Tax District 1 - CITY
Acreage 0.0900	Parent Parcel

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
4/26/2023	\$131,600	5840/1796	Warranty Deed	Improved
7/20/2015	\$40,000	4824/966	Warranty Deed	Improved
6/11/2011	\$28,000	4262/320	Quit Claim	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	\$98,448	\$118,448	\$0	\$0
2024	\$20,000	\$89,524	\$109,524	\$0	\$0
2023	\$15,000	\$78,782	\$93,782	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$118,448	\$118,448	\$0	\$118,448
Leon County - Emergency Medical Service	0.75000	\$118,448	\$118,448	\$0	\$118,448
Children Services Council	0.34770	\$118,448	\$118,448	\$0	\$118,448
School - State Law	3.11800	\$118,448	\$118,448	\$0	\$118,448
School - Local Board	2.24800	\$118,448	\$118,448	\$0	\$118,448
City of Tallahassee	4.40720	\$118,448	\$118,448	\$0	\$118,448
NW FL Water Management	0.02070	\$118,448	\$118,448	\$0	\$118,448

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Townhome	1983	954	25

### Characteristics

Tax Year	2025
Stories	1
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	954
A1	Utility Finished	25

## Sketch

