



# 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 C0044	Location 2268 SANDPIPER ST
Owner(s) JRC REVOCABLE LIVING TRUST	Property Use 0107 - TOWNHOUSE
Mailing Address 2268 SANDPIPER ST TALLAHASSEE FL 32303-3344	Parcel Description VILLAS OF WESTRIDGE LOT 4 UNIT E           BLOCK C OR 1177/496 561 1181/825 1636/1376 2268 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
3/4/2026	\$100	6147/2286	Quit Claim	Improved
8/31/2022	\$120,000	5772/276	Warranty Deed	Improved
2/21/2018	\$57,000	5165/1944	Warranty Deed	Improved

## Homestead Information

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

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$20,000	\$110,240	\$130,240	\$18,506	\$0
2024	\$20,000	\$101,503	\$121,503	\$12,918	\$0
2023	\$15,000	\$90,422	\$105,422	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$130,240	\$111,734	\$50,722	\$61,012
Leon County - Emergency Medical Service	0.75000	\$130,240	\$111,734	\$50,722	\$61,012
Children Services Council	0.34770	\$130,240	\$111,734	\$50,722	\$61,012
School - State Law	3.11800	\$130,240	\$111,734	\$25,000	\$86,734
School - Local Board	2.24800	\$130,240	\$111,734	\$25,000	\$86,734
City of Tallahassee	4.40720	\$130,240	\$111,734	\$50,722	\$61,012
NW FL Water Management	0.02070	\$130,240	\$111,734	\$50,722	\$61,012

## 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

