



# 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 212370 P0070	Location 2307 ALDER DR
Owner(s) NGUYEN VINH XUAN	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 1418 RACHEL LN TALLAHASSEE FL 32308	Parcel Description TERRENCE HTS UNIT 1 LOT 7                      BLOCK P OR 1490/2171 1919/2284
Subdivision TERRENCE HEIGHTS	Tax District 1 - CITY
Acreage 0.3700	Parent Parcel

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
11/20/2023	\$197,000	5904/764	Warranty Deed	Improved
3/5/2008	\$149,000	3831/317	Warranty Deed	Improved
2/29/2008	\$100	3831/316	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	\$40,000	\$130,439	\$170,439	\$0	\$0
2024	\$40,000	\$128,433	\$168,433	\$0	\$0
2023	\$40,000	\$117,566	\$157,566	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$170,439	\$170,439	\$0	\$170,439
Leon County - Emergency Medical Service	0.75000	\$170,439	\$170,439	\$0	\$170,439
Children Services Council	0.34770	\$170,439	\$170,439	\$0	\$170,439
School - State Law	3.11800	\$170,439	\$170,439	\$0	\$170,439
School - Local Board	2.24800	\$170,439	\$170,439	\$0	\$170,439
City of Tallahassee	4.40720	\$170,439	\$170,439	\$0	\$170,439
NW FL Water Management	0.02070	\$170,439	\$170,439	\$0	\$170,439

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1963	1,070	604

### Characteristics

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

### Measurements

Area	Description	SqFt
A0	Main Building	1070
A1	Carport Finished	220
A2	Utility Finished	100
A3	Open Porch Finish	140
A4	Screen Porch Unfin	144

## Sketch

