



## Leon County Property Appraiser - Parcel Details

Printed on: 10/09/2025

The Tax Roll is compiled by Legal Descriptions recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

### Parcel Summary

|   |  |
|---|--|
| Parcel Number<br>212734 H0140                                 | Location<br>1103 GREEN TREE CT APT H   |
| Owner(s)<br>SHUNRA HOLDINGS LLC                               | Property Use<br>0400 - CONDOMINIA IMPROVED   |
| Mailing Address<br>9684 PHIPPS LN<br>WELLINGTON FL 33414-3404 | Legal<br>CUMBERLAND FOREST CONDOMINIUMS<br>UNIT H BUILDING 14<br>OR 1431/124 1458/2287 |
| Subdivision<br>CUMBERLAND FOREST CONDOMINIUM                  | Tax District<br>1 - CITY   |
| Acreage<br>0.0300   | Parent Parcel<br>2127200050000   |

### Sales Information

| Sale Date | Sale Price | Book/Page | Instrument Type | Improved/Vacant |
|-----------|------------|-----------|-----------------|-----------------|
| 5/28/2025 | \$120,000  | 6061/969  | Warranty Deed   | Improved        |
| 4/9/2021  | \$78,000   | 5572/2352 | Warranty Deed   | Improved        |
| 4/5/2013  | \$65,000   | 4509/1607 | 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     | \$0  | \$76,000 | \$76,000     | \$0               | \$0            |
| 2024     | \$0  | \$68,000 | \$68,000     | \$0               | \$0            |
| 2023     | \$0  | \$64,000 | \$64,000     | \$0               | \$0            |

### 2025 Certified Taxable Value

| Taxing Authority                        | Millage Rate | Market   | Assessed | Exempt | Taxable  |
|---|--------------|----------|----------|--------|----------|
| Leon County                             | 8.31440      | \$76,000 | \$69,212 | \$0    | \$69,212 |
| Leon County - Emergency Medical Service | 0.75000      | \$76,000 | \$69,212 | \$0    | \$69,212 |
| Children Services Council               | 0.34770      | \$76,000 | \$69,212 | \$0    | \$69,212 |
| School - State Law                      | 3.11800      | \$76,000 | \$76,000 | \$0    | \$76,000 |
| School - Local Board                    | 2.24800      | \$76,000 | \$76,000 | \$0    | \$76,000 |
| City of Tallahassee                     | 4.40720      | \$76,000 | \$69,212 | \$0    | \$69,212 |
| NW FL Water Management                  | 0.02070      | \$76,000 | \$69,212 | \$0    | \$69,212 |
|   |              |          |          |        |          |

Building

| Building Use | Building Type | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|--------------|---------------|------------|--------------------|----------------|
| Residential  | Condo         | 1985       | 888                | 302            |

Characteristics

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

Measurements

| Area | Description       | SqFt |
|------|-------------------|------|
| A0   | Main Building     | 898  |
| A1   | Open Porch Unfin  | 110  |
| A2   | Open Porch Finish | 152  |
| A3   | Utility Finished  | 40   |
|      |                   |      |

Sketch

