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# 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**<br>2127470001640 | **Location**<br>776 TIMBERWOOD CIR E |
| **Owner(s)** Additional Owners Not Listed<br>ADHIKARI RESHAM<br>ADHIKARI MAINA | **Property Use**<br>0107 - TOWNHOUSE |
| **Mailing Address**<br>6470 BROOKLINE CT<br>CUMMING GA 30040-7036 | **Parcel Description**<br>THE TIMBERS PHASE 5<br>UNIT 164<br>OR 1884/1705 2241/404 |
| **Subdivision**<br>THE TIMBERS UNRECORDED | **Tax District**<br>1 - CITY |
| **Acreage**<br>0.0300 | **Parent Parcel**<br>212747 0002 |

## Sales Information

| Sale Date | Sale Price | Book/Page | Instrument Type | Improved/Vacant |
|---|---|---|---|---|
| 6/25/2026 | $204,000 | 6188/1281 | Warranty Deed | Improved |
| 5/15/2020 | $112,000 | 5445/1531 | Warranty Deed | Improved |
| 4/11/2008 | $145,000 | 3847/437 | Warranty Deed | Improved |

## Homestead Information

| Tax Year | Status | Details |
|---|---|---|
| 2027 | Yes | If no change in ownership occurs before Jan 1, 2027 |
| 2026 | No | |

## Certified Value History

| Tax Year | Land | Building | Total Market | Homestead Savings | Classified Use |
|---|---|---|---|---|---|
| 2026 | $25,000 | $161,155 | $186,155 | $0 | $0 |
| 2025 | $25,000 | $161,157 | $186,157 | $0 | $0 |
| 2024 | $20,000 | $146,510 | $166,510 | $0 | $0 |

## 2026 Certified Taxable Value

| Taxing Authority | Millage Rate | Market | Assessed | Exempt | Taxable |
|---|---|---|---|---|---|
| Leon County | 8.31440 | $186,155 | $170,300 | $0 | $170,300 |
| Leon County - Emergency Medical Service | 0.75000 | $186,155 | $170,300 | $0 | $170,300 |
| Children Services Council | 0.33530 | $186,155 | $170,300 | $0 | $170,300 |
| School - State Law | 3.09500 | $186,155 | $186,155 | $0 | $186,155 |
| School - Local Board | 2.24800 | $186,155 | $186,155 | $0 | $186,155 |
| City of Tallahassee | 4.25730 | $186,155 | $170,300 | $0 | $170,300 |
| NW FL Water Management | 0.02010 | $186,155 | $170,300 | $0 | $170,300 |
| | | | | | |

## Building

| Building Use | Building Type | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|---|---|---|---|---|
| Residential | Townhome | 1992 | 1,600 | 91 |

## Characteristics

| | |
|---|---|
| Tax Year | 2026 |
| Stories | 2 |
| Exterior Wall | Siding Average |
| Roof Frame | Wood Framed/Truss |
| Roof Cover | Composition Shingle |
| Bed/Bath/Half | 4/3/0 |
| Pool | No |

## Measurements

| Area | Description | SqFt |
|---|---|---|
| A0 | Main Building | 800 |
| A1 | Utility Finished | 30 |
| A2 | Open Porch Finish | 45 |
| A3 | Open Porch Finish | 16 |
| A4 | Upper Story Finished | 800 |

## Sketch

