



Leon County Property Appraiser - Parcel Details

Printed on: 04/19/2026

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 2422204010020 | Location 2169 CLIPPYS DR |
| Owner(s) PHIPPS IAN | Property Use 0700 - MISCELLANEOUS RESIDENTIAL |
| Mailing Address 2169 CLIPPYS DR TALLAHASSEE FL 32312-7047 | Parcel Description 27 2N 1W 11.44 A IN EAST HALF OF SECT OR 1707/1629 2245/924 LOT 2 OF A 9 LOT LTD PARTITION |
| Subdivision UNPLATTED LAND | Tax District 2 - COUNTY |
| Acreage 11.4400 | Parent Parcel 2422204010000 |

Sales Information

| Sale Date | Sale Price | Book/Page | Instrument Type | Improved/Vacant |
|------------|------------|-----------|-----------------|-----------------|
| 12/13/2024 | \$400,000 | 6015/1323 | Warranty Deed | Vacant |
| 3/1/2006 | \$100 | 3465/1479 | Quit Claim | Vacant |
| 4/1/1999 | \$297,500 | 2245/0924 | Quit Claim | Vacant |

Homestead Information

| Tax Year | Status | Details |
|----------|--------|---------|
| 2026 | No | |
| 2025 | No | |

Certified Value History

| Tax Year | Land | Building | Total Market | Homestead Savings | Classified Use |
|----------|----------|----------|--------------|-------------------|----------------|
| 2025 | \$91,520 | \$11,140 | \$102,660 | \$0 | \$0 |
| 2024 | \$91,520 | \$0 | \$91,520 | \$0 | \$0 |
| 2023 | \$91,520 | \$0 | \$91,520 | \$0 | \$0 |

2025 Certified Taxable Value

| Taxing Authority | Millage Rate | Market | Assessed | Exempt | Taxable |
|---|--------------|-----------|-----------|--------|-----------|
| Leon County | 8.31440 | \$102,660 | \$102,660 | \$0 | \$102,660 |
| Leon County - Emergency Medical Service | 0.75000 | \$102,660 | \$102,660 | \$0 | \$102,660 |
| Children Services Council | 0.34770 | \$102,660 | \$102,660 | \$0 | \$102,660 |
| School - State Law | 3.11800 | \$102,660 | \$102,660 | \$0 | \$102,660 |
| School - Local Board | 2.24800 | \$102,660 | \$102,660 | \$0 | \$102,660 |
| NW FL Water Management | 0.02070 | \$102,660 | \$102,660 | \$0 | \$102,660 |
| | | | | | |
| | | | | | |

Building

| Building Use | Building Type | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|--------------|---------------|------------|--------------------|----------------|
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Characteristics

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Measurements

| Area | Description | SqFt |
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Sketch



Sorry, no sketch available
for this record