



# Leon County Property Appraiser - Parcel Details

Printed on: 04/04/2026

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 253621 A0350	Location 4449 RIVERS LANDING DR
Owner(s) KHABIBULLAEVA UGULAI	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 4449 RIVERS LANDING DR TALLAHASSEE FL 32303-8948	Parcel Description RIVERS LANDING PHASE 1 36 2N 2W 0.17 AC. LOT 35 BLOCK A
Subdivision RIVERS LANDING - PHASE I	Tax District 2 - COUNTY
Acreage 0.1700	Parent Parcel 2536204530000

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
4/30/2025	\$272,000	6053/811	Warranty Deed	Improved
7/16/2019	\$79,000	5340/807	Quit Claim	Improved
6/11/2010	\$160,000	4127/1606	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	\$30,000	\$168,922	\$198,922	\$46,367	\$0
2024	\$30,000	\$162,806	\$192,806	\$44,550	\$0
2023	\$30,000	\$150,072	\$180,072	\$36,134	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$198,922	\$152,555	\$50,722	\$101,833
Leon County - Emergency Medical Service	0.75000	\$198,922	\$152,555	\$50,722	\$101,833
Children Services Council	0.34770	\$198,922	\$152,555	\$50,722	\$101,833
School - State Law	3.11800	\$198,922	\$152,555	\$25,000	\$127,555
School - Local Board	2.24800	\$198,922	\$152,555	\$25,000	\$127,555
NW FL Water Management	0.02070	\$198,922	\$152,555	\$50,722	\$101,833

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	2010	1,264	491

### Characteristics

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

### Measurements

Area	Description	SqFt
A0	Main Building	1264
A1	Screen Porch Fin	76
A2	Garage Finished	320
A3	Open Porch Finish	95

## Sketch

