



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 310270 B0070	Location 4095 COTTAGE WOOD TRL
Owner(s) DREW FRANCES LIFE ESTATE	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 4095 COTTAGE WOOD TRL TALLAHASSEE FL 32311-4158	Parcel Description TIMBER LAKE REPLAT LOT 7 BLOCK B OR 1319/2287 1332/2368 1652/1667 OR 2228/256 2254/74 2349/313
Subdivision TIMBER LAKE REPLAT	Tax District 2 - COUNTY
Acreage 0.2500	Parent Parcel

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
4/2/2025	\$100	6044/708	Warranty Deed	Improved
11/22/2023	\$290,000	5904/845	Warranty Deed	Improved
2/17/2017	\$139,900	5029/79	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	\$67,500	\$167,650	\$235,150	\$96,902	\$0
2024	\$67,500	\$162,225	\$229,725	\$95,373	\$0
2023	\$60,000	\$146,762	\$206,762	\$55,984	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$235,150	\$138,248	\$50,722	\$87,526
Leon County - Emergency Medical Service	0.75000	\$235,150	\$138,248	\$50,722	\$87,526
Children Services Council	0.34770	\$235,150	\$138,248	\$50,722	\$87,526
School - State Law	3.11800	\$235,150	\$138,248	\$25,000	\$113,248
School - Local Board	2.24800	\$235,150	\$138,248	\$25,000	\$113,248
NW FL Water Management	0.02070	\$235,150	\$138,248	\$50,722	\$87,526

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1988	1,214	340

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	Yes

Measurements

Area	Description	SqFt
A0	Main Building	1214
A1	Open Porch Finish	40
A2	Open Porch Finish	20
A3	Garage Finished	280

Sketch

