Printed on: 11/28/2026

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 310670 V0020	**Location** 1304 S MAGNOLIA DR
Owner(s) FRANK CHRISTOPHER BRETT FRANK LACEY	**Property Use** 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 1304 S MAGNOLIA DR TALLAHASSEE FL 32301-5752	**Parcel Description** WOODLAND DRIVES LOT 2 BLOCK V OR 1191/295 2043/1753 2073/1506
Subdivision WOODLAND DRIVES RESUB BLOCK A	**Tax District** 1 - CITY
Acreage 0.4900	**Parent Parcel**

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
9/9/2025	$425,000	6095/1785	Warranty Deed	Improved
10/24/2014	$84,600	4728/1025	Warranty Deed	Improved
4/2/2014	$100	4655/414	Warranty Deed	Improved

Homestead Information

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

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2026	$51,000	$279,075	$330,075	$90,889	$0
2025	$51,000	$274,800	$325,800	$54,441	$0
2024	$51,000	$265,426	$316,426	$52,715	$0

2026 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	$330,075	$239,186	$51,411	$187,775
Leon County - Emergency Medical Service	0.75000	$330,075	$239,186	$51,411	$187,775
Children Services Council	0.33530	$330,075	$239,186	$51,411	$187,775
School - State Law	3.09500	$330,075	$239,186	$25,000	$214,186
School - Local Board	2.24800	$330,075	$239,186	$25,000	$214,186
City of Tallahassee	4.25730	$330,075	$239,186	$51,411	$187,775
NW FL Water Management	0.02010	$330,075	$239,186	$51,411	$187,775

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1998	2,292	796

Characteristics

Tax Year	2026
Stories	1
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	4/2/1
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	1356
A1	Base Area	360
A2	Base Area	576
A4	Open Porch Finish	64
A5	Utility Finished	108

Sketch

