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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>310670 DD0020 | **Location**<br>1138 S MAGNOLIA DR |
| **Owner(s)**<br>BONAVENTURA NASH LIAM<br>TAYLOR CASSIE MARIE | **Property Use**<br>0100 - SINGLE FAMILY RESIDENTIAL |
| **Mailing Address**<br>1138 S MAGNOLIA DR<br>TALLAHASSEE FL 32301-4675 | **Parcel Description**<br>WOODLAND DRIVES<br>LOT 2 BLOCK DD<br>DB 249/207 1573/1639 2342/2322<br>OR 2362/774 |
| **Subdivision**<br>WOODLAND DRIVES RESUB BLOCK A | **Tax District**<br>1 - CITY |
| **Acreage**<br>0.4100 | **Parent Parcel** |

## Sales Information

| Sale Date | Sale Price | Book/Page | Instrument Type | Improved/Vacant |
|---|---|---|---|---|
| 10/14/2025 | $247,000 | 6106/2019 | Warranty Deed | Improved |
| 4/1/2000 | $87,000 | 2362/0774 | Warranty Deed | Improved |
| 1/1/2000 | $100 | 2342/2322 | Probate | 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 | $180,649 | $231,649 | $0 | $0 |
| 2025 | $51,000 | $38,209 | $89,209 | $0 | $0 |
| 2024 | $51,000 | $144,432 | $195,432 | $0 | $0 |

## 2026 Certified Taxable Value

| Taxing Authority | Millage Rate | Market | Assessed | Exempt | Taxable |
|---|---|---|---|---|---|
| Leon County | 8.31440 | $231,649 | $231,649 | $51,411 | $180,238 |
| Leon County - Emergency Medical Service | 0.75000 | $231,649 | $231,649 | $51,411 | $180,238 |
| Children Services Council | 0.33530 | $231,649 | $231,649 | $51,411 | $180,238 |
| School - State Law | 3.09500 | $231,649 | $231,649 | $25,000 | $206,649 |
| School - Local Board | 2.24800 | $231,649 | $231,649 | $25,000 | $206,649 |
| City of Tallahassee | 4.25730 | $231,649 | $231,649 | $51,411 | $180,238 |
| NW FL Water Management | 0.02010 | $231,649 | $231,649 | $51,411 | $180,238 |
| | | | | | |

## Building

| Building Use | Building Type | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|---|---|---|---|---|
| Residential | Single Family | 1959 | 1,261 | 610 |

## Characteristics

| | |
|---|---|
| Tax Year | 2026 |
| 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 | 1261 |
| A2 | Open Porch Finish | 72 |
| A3 | Carport Finished | 299 |
| A4 | Utility Finished | 104 |
| A5 | Screen Porch Unfin | 135 |

## Sketch

