



Leon County Property Appraiser - Parcel Details

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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 W0011	Location 1404 S MAGNOLIA DR
Owner(s) BOWMAN CAPRICE BOWMAN LELAND III	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 1404 S MAGNOLIA DR TALLAHASSEE FL 32301-5753	Parcel Description WOODLAND DRIVES S 30 FT OF LOT 1 & BLOCK W N 50 FT OF LOT 2 LESS W 25 FT OR 1605/2204 1683/636 1844/739 OR 2046/2371 2339/742
Subdivision WOODLAND DRIVES RESUB BLOCK A	Tax District 1 - CITY
Acreage 0.2800	Parent Parcel

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
8/16/2024	\$100	5983/1996	Corrective Deed	Improved
7/19/2024	\$334,000	5972/1363	Warranty Deed	Improved
12/6/2021	\$285,000	5678/2043	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	\$60,000	\$198,957	\$258,957	\$0	\$0
2024	\$60,000	\$191,629	\$251,629	\$19,968	\$0
2023	\$55,000	\$186,588	\$241,588	\$16,674	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$258,957	\$258,957	\$50,722	\$208,235
Leon County - Emergency Medical Service	0.75000	\$258,957	\$258,957	\$50,722	\$208,235
Children Services Council	0.34770	\$258,957	\$258,957	\$50,722	\$208,235
School - State Law	3.11800	\$258,957	\$258,957	\$25,000	\$233,957
School - Local Board	2.24800	\$258,957	\$258,957	\$25,000	\$233,957
City of Tallahassee	4.40720	\$258,957	\$258,957	\$50,722	\$208,235
NW FL Water Management	0.02070	\$258,957	\$258,957	\$50,722	\$208,235

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1979	1,520	464

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	1200
A1	Utility Finished	60
A2	Base Area	320
A3	Open Porch Finish	96
A4	Screen Porch Unfin	308

Sketch

