



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 W0090	Location 1403 ALBAN AVE
Owner(s) PEVNITSKAYA SVETLANA A	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 1403 ALBAN AVE TALLAHASSEE FL 32301	Parcel Description WOODLAND DRIVES LOT 9 BLOCK W DB 239/355 OR 2169/754
Subdivision WOODLAND DRIVES RESUB BLOCK A	Tax District 1 - CITY
Acreage 0.4000	Parent Parcel

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
4/19/2019	\$298,000	5305/2115	Trustee'S Deed	Improved
10/26/2017	\$100	5125/266	Warranty Deed	Improved
7/24/2007	\$288,900	3744/518	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	\$288,219	\$348,219	\$59,434	\$0
2024	\$60,000	\$271,546	\$331,546	\$53,989	\$0
2023	\$55,000	\$264,672	\$319,672	\$50,199	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$348,219	\$288,785	\$50,722	\$238,063
Leon County - Emergency Medical Service	0.75000	\$348,219	\$288,785	\$50,722	\$238,063
Children Services Council	0.34770	\$348,219	\$288,785	\$50,722	\$238,063
School - State Law	3.11800	\$348,219	\$288,785	\$25,000	\$263,785
School - Local Board	2.24800	\$348,219	\$288,785	\$25,000	\$263,785
City of Tallahassee	4.40720	\$348,219	\$288,785	\$50,722	\$238,063
NW FL Water Management	0.02070	\$348,219	\$288,785	\$50,722	\$238,063

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1966	2,345	783

Characteristics

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

Measurements

Area	Description	SqFt
A0	Main Building	1961
A1	Garage Finished	567
A2	Open Porch Finish	120
A3	Base Area	384
A4	Screen Porch Unfin	96

Sketch

