



## Leon County Property Appraiser - Parcel Details

Printed on: 08/02/2025

The Tax Roll is compiled by Legal Descriptions recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

### Parcel Summary

Parcel Number 310740 B0150	Location 3108 FAIRVIEW DR
Owner(s) WOOD DUSTIN ALLEN BRADSHAW JANINE CAPAPAS	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 3108 FAIRVIEW DR TALLAHASSEE FL 32301-6906	Legal FAIRVIEW LOT 15                      BLOCK B OR 378/504 1418/2327
Subdivision FAIRVIEW	Tax District 1 - CITY
Acreage 0.2900	Parent Parcel

### Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
3/21/2025	\$160,000	6041/2152	Warranty Deed	Improved
2/10/2014	\$56,000	4631/741	Warranty Deed	Improved
3/4/2013	\$52,500	4491/1954	Warranty Deed	Improved

### Homestead Information

Tax Year	Status	Details
2025	No	
2024	No	

### Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2024	\$20,000	\$59,886	\$79,886	\$0	\$0
2023	\$20,000	\$49,936	\$69,936	\$0	\$0
2022	\$20,000	\$35,785	\$55,785	\$0	\$0

### 2024 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$79,886	\$61,949	\$0	\$61,949
Leon County - Emergency Medical Service	0.75000	\$79,886	\$61,949	\$0	\$61,949
Children Services Council	0.34770	\$79,886	\$61,949	\$0	\$61,949
School - State Law	3.13600	\$79,886	\$79,886	\$0	\$79,886
School - Local Board	2.24800	\$79,886	\$79,886	\$0	\$79,886
City of Tallahassee	4.42000	\$79,886	\$61,949	\$0	\$61,949
NW FL Water Management	0.02180	\$79,886	\$61,949	\$0	\$61,949

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1958	768	160

Characteristics	
Tax Year	2024
Stories	1
Exterior Wall	Concrete Blk
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	3/1/0
Pool	No

Measurements		
Area	Description	SqFt
A0	Main Building	768
A1	Open Porch Finish	40
A2	Utility Finished	80
A3	Open Porch Unfin	40

Sketch

