



Leon County Property Appraiser - Parcel Details

Printed on: 04/04/2026

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 3108170000010 | Location 1400 WILLOW BEND WAY APT A Additional Locations Not Listed |
| Owner(s) TBR QUADS LLC | Property Use 0800 - MFR < 10 UNITS - RESIDENTIAL |
| Mailing Address 7453 CREEKRIDGE CIR TALLAHASSEE FL 32309 | Parcel Description SECTION 8 T1S R1E WILLOW BEND UNRECORDED LOT 1 OR 5927/108 (PARCEL 5) |
| Subdivision WILLOW BEND UNRECORDED | Tax District 1 - CITY |
| Acreage 0.2000 | Parent Parcel |

Sales Information

| Sale Date | Sale Price | Book/Page | Instrument Type | Improved/Vacant |
|-----------|-------------|-----------|-----------------|-----------------|
| 2/16/2024 | \$2,790,000 | 5927/108 | Warranty Deed | Improved |
| 4/4/2012 | \$180,000 | 4357/109 | Warranty Deed | Improved |
| 10/1/1980 | \$125,000 | 0972/2211 | Warranty Deed | Improved |

Homestead Information

| Tax Year | Status | Details |
|----------|--------|---------|
| 2026 | No | |
| 2025 | No | |

Certified Value History

| Tax Year | Land | Building | Total Market | Homestead Savings | Classified Use |
|----------|----------|-----------|--------------|-------------------|----------------|
| 2025 | \$80,000 | \$221,515 | \$301,515 | \$0 | \$0 |
| 2024 | \$75,000 | \$201,458 | \$276,458 | \$0 | \$0 |
| 2023 | \$70,000 | \$176,284 | \$246,284 | \$0 | \$0 |

2025 Certified Taxable Value

| Taxing Authority | Millage Rate | Market | Assessed | Exempt | Taxable |
|---|--------------|-----------|-----------|--------|-----------|
| Leon County | 8.31440 | \$301,515 | \$301,515 | \$0 | \$301,515 |
| Leon County - Emergency Medical Service | 0.75000 | \$301,515 | \$301,515 | \$0 | \$301,515 |
| Children Services Council | 0.34770 | \$301,515 | \$301,515 | \$0 | \$301,515 |
| School - State Law | 3.11800 | \$301,515 | \$301,515 | \$0 | \$301,515 |
| School - Local Board | 2.24800 | \$301,515 | \$301,515 | \$0 | \$301,515 |
| City of Tallahassee | 4.40720 | \$301,515 | \$301,515 | \$0 | \$301,515 |
| NW FL Water Management | 0.02070 | \$301,515 | \$301,515 | \$0 | \$301,515 |
| | | | | | |

Building

| Building Use | Building Type | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|--------------|---------------|------------|--------------------|----------------|
| Residential | Multi Family | 1978 | 3,584 | 192 |

Characteristics

| | |
|---------------|---------------------|
| Tax Year | 2025 |
| Stories | 2 |
| Exterior Wall | Siding Average |
| Roof Frame | Wood Framed/Truss |
| Roof Cover | Composition Shingle |
| Bed/Bath/Half | 8/4/0 |
| Pool | No |

Measurements

| Area | Description | SqFt |
|------|----------------------|------|
| A0 | Main Building | 1792 |
| A1 | Open Porch Finish | 96 |
| A2 | Upper Story Finished | 1792 |
| A3 | Open Porch Finish | 96 |
| | | |

Sketch

