



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 3108170000020	Location 1414 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 WILLOW BEND UNREC LOT 2 OR 1020/338 1647/710 2150/1861 OR 2202/540 2269/1238	
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
6/1/1999	\$153,000	2269/1238	Warranty Deed	Improved
7/1/1998	\$149,800	2150/1861	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	\$221,699	\$301,699	\$0	\$0
2024	\$75,000	\$201,600	\$276,600	\$0	\$0
2023	\$70,000	\$176,372	\$246,372	\$0	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$301,699	\$301,699	\$0	\$301,699
Leon County - Emergency Medical Service	0.75000	\$301,699	\$301,699	\$0	\$301,699
Children Services Council	0.34770	\$301,699	\$301,699	\$0	\$301,699
School - State Law	3.11800	\$301,699	\$301,699	\$0	\$301,699
School - Local Board	2.24800	\$301,699	\$301,699	\$0	\$301,699
City of Tallahassee	4.40720	\$301,699	\$301,699	\$0	\$301,699
NW FL Water Management	0.02070	\$301,699	\$301,699	\$0	\$301,699

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Multi Family	1978	3,584	432

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 Unfin	96
A2	Upper Story Finished	1792
A3	Open Porch Unfin	96
A4	Open Porch Unfin	60

Sketch

