



## Leon County Property Appraiser - Parcel Details

Printed on: 09/13/2025

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<br>3108170000250                               | Location<br>1625 WILLOW BEND WAY                            |
| Owner(s)<br>KENNEDY MARCUS AUSTIN                            | Property Use<br>0107 - TOWNHOUSE                            |
| Mailing Address<br>2804 REYNOLDA CIR<br>DURHAM NC 27712-3150 | Legal<br>WILLOW BEND UNREC<br>LOT 25 UNIT A<br>OR 1428/2178 |
| Subdivision<br>WILLOW BEND UNRECORDED                        | Tax District<br>1 - CITY                                    |
| Acreage<br>0.0900  | Parent Parcel   |

### Sales Information

| Sale Date | Sale Price | Book/Page | Instrument Type | Improved/Vacant |
|-----------|------------|-----------|-----------------|-----------------|
| 1/13/2025 | \$105,000  | 6023/115  | Warranty Deed   | Improved        |
| 6/9/2006  | \$110,000  | 3530/1128 | Warranty Deed   | Improved        |
| 6/18/2004 | \$90,000   | 3117/1644 | Warranty Deed   | Improved        |

### Homestead Information

| Tax Year | Status | Details   |
|----------|--------|---|
| 2025     | Yes    | If no change in ownership occurred before Jan 1, 2025 |
| 2024     | Yes    |   |

### Certified Value History

| Tax Year | Land     | Building | Total Market | Homestead Savings | Classified Use |
|----------|----------|----------|--------------|-------------------|----------------|
| 2024     | \$25,000 | \$86,467 | \$111,467    | \$39,658          | \$0            |
| 2023     | \$25,000 | \$80,121 | \$105,121    | \$35,404          | \$0            |
| 2022     | \$22,000 | \$73,568 | \$95,568     | \$27,882          | \$0            |

### 2024 Certified Taxable Value

| Taxing Authority                        | Millage Rate | Market    | Assessed | Exempt   | Taxable  |
|---|--------------|-----------|----------|----------|----------|
| Leon County                             | 8.31440      | \$111,467 | \$71,809 | \$46,809 | \$25,000 |
| Leon County - Emergency Medical Service | 0.75000      | \$111,467 | \$71,809 | \$46,809 | \$25,000 |
| Children Services Council               | 0.34770      | \$111,467 | \$71,809 | \$46,809 | \$25,000 |
| School - State Law                      | 3.13600      | \$111,467 | \$71,809 | \$25,000 | \$46,809 |
| School - Local Board                    | 2.24800      | \$111,467 | \$71,809 | \$25,000 | \$46,809 |
| City of Tallahassee                     | 4.42000      | \$111,467 | \$71,809 | \$46,809 | \$25,000 |
| NW FL Water Management                  | 0.02180      | \$111,467 | \$71,809 | \$46,809 | \$25,000 |
|   |              |           |          |          |          |

Building

| Building Use | Building Type | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|--------------|---------------|------------|--------------------|----------------|
| Residential  | Townhome      | 1984       | 1,060              | 116            |

Characteristics

|               |                     |
|---------------|---------------------|
| Tax Year      | 2024                |
| Stories       | 1                   |
| Exterior Wall | Siding Average      |
| Roof Frame    | Wood Framed/Truss   |
| Roof Cover    | Composition Shingle |
|               |                     |
| Pool          | No                  |

Measurements

| Area | Description       | SqFt |
|------|-------------------|------|
| A0   | Main Building     | 1060 |
| A1   | Open Porch Finish | 56   |
| A2   | Utility Finished  | 60   |
|      |                   |      |
|      |                   |      |

Sketch

