



# 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 3108170000250	Location 1625 WILLOW BEND WAY
Owner(s) KENNEDY MARCUS AUSTIN	Property Use 0107 - TOWNHOUSE
Mailing Address 2804 REYNOLDA CIR DURHAM NC 27712-3150	Parcel Description WILLOW BEND UNREC LOT 25 UNIT A OR 1428/2178
Subdivision WILLOW BEND UNRECORDED	Tax District 1 - CITY
Acreage 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
2026	No	
2025	Yes	

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$30,000	\$95,039	\$125,039	\$51,148	\$0
2024	\$25,000	\$86,467	\$111,467	\$39,658	\$0
2023	\$25,000	\$80,121	\$105,121	\$35,404	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$125,039	\$73,891	\$48,891	\$25,000
Leon County - Emergency Medical Service	0.75000	\$125,039	\$73,891	\$48,891	\$25,000
Children Services Council	0.34770	\$125,039	\$73,891	\$48,891	\$25,000
School - State Law	3.11800	\$125,039	\$73,891	\$25,000	\$48,891
School - Local Board	2.24800	\$125,039	\$73,891	\$25,000	\$48,891
City of Tallahassee	4.40720	\$125,039	\$73,891	\$48,891	\$25,000
NW FL Water Management	0.02070	\$125,039	\$73,891	\$48,891	\$25,000

