Printed on: 11/29/2026

Leon County Property Appraiser - Parcel Details

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 311018 A0140	**Location** 3006 CUMMINGS AVE
Owner(s) MCCARTHY KATHERINE JOHNSON GARRETT	**Property Use** 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 3006 CUMMINGS AVE TALLAHASSEE FL 32311-3738	**Parcel Description** SOUTHWOOD UNIT 18 9 & 10 1S 1E LOT 14 BLOCK A
Subdivision SOUTHWOOD UNIT 18	**Tax District** 1 - CITY
Acreage 0.1100	**Parent Parcel** 3110200120000

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
5/15/2026	$382,500	6173/2288	Warranty Deed	Improved
8/7/2019	$100	5348/1958	Warranty Deed	Improved
11/14/2005	$235,200	3408/1440	Warranty Deed	Improved

Homestead Information

Tax Year	Status	Details
2027	Yes	If no change in ownership occurs before Jan 1, 2027
2026	No	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2026	$75,000	$258,944	$333,944	$0	$0
2025	$75,000	$254,623	$329,623	$0	$0
2024	$75,000	$245,576	$320,576	$0	$0

2026 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	$333,944	$333,944	$0	$333,944
Leon County - Emergency Medical Service	0.75000	$333,944	$333,944	$0	$333,944
Children Services Council	0.33530	$333,944	$333,944	$0	$333,944
School - State Law	3.09500	$333,944	$333,944	$0	$333,944
School - Local Board	2.24800	$333,944	$333,944	$0	$333,944
City of Tallahassee	4.25730	$333,944	$333,944	$0	$333,944
NW FL Water Management	0.02010	$333,944	$333,944	$0	$333,944

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	2005	1,813	513

Characteristics

Tax Year	2026
Stories	2
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	4/3/0
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	1332
A1	Open Porch Finish	36
A2	Open Porch Finish	36
A3	Upper Story Finished	481
A4	Det Garage Finsihed	441

Sketch

