

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

