



# 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 311840 A0060	Location 3413 CORNELIA ST
Owner(s) REAVES CHRISTINE	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 3413 CORNELIA ST TALLAHASSEE FL 32305-7341	Parcel Description CAMPBELL PARK LOT 6 BLOCK A OR 1708/704
Subdivision CAMPBELL PARK	Tax District 1 - CITY
Acreage 0.1900	Parent Parcel 311840 A0050

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
11/12/2025	\$175,000	6116/970	Warranty Deed	Improved
6/24/2024	\$120,000	5964/254	Warranty Deed	Improved
6/24/2024	\$0	5964/1487	Warranty Deed	Improved

## Homestead Information

Tax Year	Status	Details
2026	Yes	If no change in ownership occurred before Jan 1, 2026
2025	No	

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$18,000	\$103,832	\$121,832	\$0	\$0
2024	\$14,000	\$93,925	\$107,925	\$0	\$0
2023	\$14,000	\$85,387	\$99,387	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$121,832	\$121,832	\$0	\$121,832
Leon County - Emergency Medical Service	0.75000	\$121,832	\$121,832	\$0	\$121,832
Children Services Council	0.34770	\$121,832	\$121,832	\$0	\$121,832
School - State Law	3.11800	\$121,832	\$121,832	\$0	\$121,832
School - Local Board	2.24800	\$121,832	\$121,832	\$0	\$121,832
City of Tallahassee	4.40720	\$121,832	\$121,832	\$0	\$121,832
NW FL Water Management	0.02070	\$121,832	\$121,832	\$0	\$121,832

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	2004	1,183	42

### Characteristics

Tax Year	2025
Stories	1
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	3/1/1
Pool	No

### Measurements

Area	Description	SqFt
A0	Main Building	1183
A1	Open Porch Finish	42

## Sketch

