



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 312123 A0170	Location 4066 FOUR OAKS BLVD
Owner(s) RATZLAFF PETER GERHARD	Property Use 0107 - TOWNHOUSE
Mailing Address 4066 FOUR OAKS BLVD TALLAHASSEE FL 32311-3345	Parcel Description SOUTHWOOD UNIT 23 15 16 21 & 22 1S 1E LOT 17 BLOCK A OR 2245/40 3489/186
Subdivision SOUTHWOOD UNIT 23	Tax District 1 - CITY
Acreage 0.0700	Parent Parcel 3121200010000

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
6/5/2025	\$299,900	6065/1289	Warranty Deed	Improved
8/30/2024	\$280,000	5985/1069	Warranty Deed	Improved
7/14/2017	\$190,000	5086/1800	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	\$60,000	\$214,152	\$274,152	\$0	\$0
2024	\$60,000	\$197,112	\$257,112	\$67,445	\$0
2023	\$55,000	\$184,757	\$239,757	\$55,614	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$274,152	\$274,152	\$0	\$274,152
Leon County - Emergency Medical Service	0.75000	\$274,152	\$274,152	\$0	\$274,152
Children Services Council	0.34770	\$274,152	\$274,152	\$0	\$274,152
School - State Law	3.11800	\$274,152	\$274,152	\$0	\$274,152
School - Local Board	2.24800	\$274,152	\$274,152	\$0	\$274,152
City of Tallahassee	4.40720	\$274,152	\$274,152	\$0	\$274,152
NW FL Water Management	0.02070	\$274,152	\$274,152	\$0	\$274,152

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Townhome	2007	1,521	585

Characteristics

Tax Year	2025
Stories	2
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	3/2/1
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	803
A1	Screen Porch Fin	120
A2	Open Porch Finish	66
A3	Upper Story Finished	718
A4	Det Garage Finsihed	399

Sketch

