



# Leon County Property Appraiser - Parcel Details

Printed on: 04/02/2026

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 C0100	Location 4198 FOUR OAKS BLVD
Owner(s) MENDRICK REAL PROPERTY LLC	Property Use 0107 - TOWNHOUSE
Mailing Address 3154 DUNBAR LN TALLAHASSEE FL 32311-3362	Parcel Description SOUTHWOOD UNIT 23 15 16 21 & 22 1S 1E LOT 10 BLOCK C OR 2245/40 3489/186
Subdivision SOUTHWOOD UNIT 23	Tax District 1 - CITY
Acreage 0.1100	Parent Parcel 3121200010000

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
1/15/2026	\$600	6140/1253	Warranty Deed	Improved
10/4/2025	\$0	6134/5	Death Certificate	Improved
11/15/2021	\$322,500	5666/1930	Warranty Deed	Improved

## Homestead Information

Tax Year	Status	Details
2026	No	
2025	No	

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$60,000	\$253,860	\$313,860	\$0	\$0
2024	\$60,000	\$233,737	\$293,737	\$0	\$0
2023	\$55,000	\$219,144	\$274,144	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$313,860	\$313,860	\$0	\$313,860
Leon County - Emergency Medical Service	0.75000	\$313,860	\$313,860	\$0	\$313,860
Children Services Council	0.34770	\$313,860	\$313,860	\$0	\$313,860
School - State Law	3.11800	\$313,860	\$313,860	\$0	\$313,860
School - Local Board	2.24800	\$313,860	\$313,860	\$0	\$313,860
City of Tallahassee	4.40720	\$313,860	\$313,860	\$0	\$313,860
NW FL Water Management	0.02070	\$313,860	\$313,860	\$0	\$313,860

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Townhome	2008	1,818	694

### Characteristics

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

### Measurements

Area	Description	SqFt
A0	Main Building	994
A1	Screen Porch Fin	120
A2	Open Porch Finish	112
A3	Upper Story Finished	824
A4	Det Garage Finsihed	462

## Sketch

