

**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 312123 B0130	Location 4146 FOUR OAKS BLVD
Owner(s) DOWLING JOHN AND RENATE LIVING	Property Use 0107 - TOWNHOUSE
Mailing Address 469 KARCHER AVE TALLAHASSEE FL 32317	Parcel Description SOUTHWOOD UNIT 23 15 16 21 & 22 1S 1E LOT 13 BLOCK B 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
6/4/2024	\$320,000	5960/1309	Warranty Deed	Improved
4/5/2017	\$191,000	5046/1098	Warranty Deed	Improved
5/5/2008	\$221,400	3859/1007	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	\$211,634	\$271,634	\$0	\$0
2024	\$60,000	\$194,814	\$254,814	\$66,820	\$0
2023	\$55,000	\$182,617	\$237,617	\$55,099	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$271,634	\$271,634	\$0	\$271,634
Leon County - Emergency Medical Service	0.75000	\$271,634	\$271,634	\$0	\$271,634
Children Services Council	0.34770	\$271,634	\$271,634	\$0	\$271,634
School - State Law	3.11800	\$271,634	\$271,634	\$0	\$271,634
School - Local Board	2.24800	\$271,634	\$271,634	\$0	\$271,634
City of Tallahassee	4.40720	\$271,634	\$271,634	\$0	\$271,634
NW FL Water Management	0.02070	\$271,634	\$271,634	\$0	\$271,634

Building

Residential	Townhome	2007	1,521	585
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Characteristics

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

Measurements

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

Sketch

