

**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 312224 B0260	Location 4238 AVON PARK CIR
Owner(s) NGUYEN TAN TUY NGUYEN THI BAO TRAM	Property Use 0107 - TOWNHOUSE
Mailing Address 172 BENOIT CIR TALLAHASSEE FL 32317-9084	Parcel Description SOUTHWOOD UNIT 14 22 1S 1E LOT 26 BLOCK B
Subdivision SOUTHWOOD UNIT 14	Tax District 1 - CITY
Acreage 0.0500	Parent Parcel

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
2/16/2026	\$268,000	6143/609	Warranty Deed	Improved
1/11/2019	\$183,000	5273/2260	Warranty Deed	Improved
9/20/2018	\$174,000	5241/550	Warranty Deed	Improved

Homestead Information

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

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$60,000	\$183,200	\$243,200	\$64,339	\$0
2024	\$60,000	\$168,675	\$228,675	\$54,855	\$0
2023	\$55,000	\$158,152	\$213,152	\$44,395	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$243,200	\$178,861	\$50,722	\$128,139
Leon County - Emergency Medical Service	0.75000	\$243,200	\$178,861	\$50,722	\$128,139
Children Services Council	0.34770	\$243,200	\$178,861	\$50,722	\$128,139
School - State Law	3.11800	\$243,200	\$178,861	\$25,000	\$153,861
School - Local Board	2.24800	\$243,200	\$178,861	\$25,000	\$153,861
City of Tallahassee	4.40720	\$243,200	\$178,861	\$50,722	\$128,139
NW FL Water Management	0.02070	\$243,200	\$178,861	\$50,722	\$128,139

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Townhome	2005	1,324	490

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	642
A1	Open Porch Finish	40
A2	Open Porch Finish	30
A3	Upper Story Finished	682
A4	Det Garage Finsihed	420

Sketch

