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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 C0050	**Location** 4270 AVON PARK CIR
Owner(s) CAVALLINI CHRISTINE LIFE ESTATE	**Property Use** 0107 - TOWNHOUSE
Mailing Address 4270 AVON PARK CIR TALLAHASSEE FL 32311-3665	**Parcel Description** SOUTHWOOD UNIT 14 22 1S 1E LOT 5 BLOCK C
Subdivision SOUTHWOOD UNIT 14	**Tax District** 1 - CITY
Acreage 0.0800	**Parent Parcel**

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
2/12/2026	$100	6141/1520	Warranty Deed	Improved
6/30/2025	$310,000	6073/374	Warranty Deed	Improved
12/15/2014	$175,800	4748/877	Warranty Deed	Improved

Homestead Information

Tax Year	Status	Details
2027	Yes	If no change in ownership occurs before Jan 1, 2027
2026	Yes	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2026	$60,000	$188,011	$248,011	$67,114	$0
2025	$60,000	$190,454	$250,454	$80,796	$0
2024	$60,000	$175,375	$235,375	$70,498	$0

2026 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	$248,011	$180,897	$51,411	$129,486
Leon County - Emergency Medical Service	0.75000	$248,011	$180,897	$51,411	$129,486
Children Services Council	0.33530	$248,011	$180,897	$51,411	$129,486
School - State Law	3.09500	$248,011	$180,897	$25,000	$155,897
School - Local Board	2.24800	$248,011	$180,897	$25,000	$155,897
City of Tallahassee	4.25730	$248,011	$180,897	$51,411	$129,486
NW FL Water Management	0.02010	$248,011	$180,897	$51,411	$129,486

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Townhome	2004	1,483	581

Characteristics

Tax Year	2026
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	987
A1	Open Porch Finish	49
A2	Open Porch Finish	49
A3	Garage Finished	483
A4	Upper Story Finished	496

Sketch

