Printed on: 10/23/2025



Leon County Property Appraiser - Parcel Details

The Tax Roll is compiled by Legal Descriptions recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Summary Parcel Number Location 2140 PORTSMOUTH CIR 320450 N0410 Owner(s) **Property Use NICHOLS ROSA MARIE** 0100 - SINGLE FAMILY RESIDENTIAL **Mailing Address** Legal **MEADOWS AT WOODRUN UNIT 2** 2140 PORTSMOUTH CIR LOT 41 **BLOCK N** TALLAHASSEE FL 32311-9443 OR 936/861 **Tax District** Subdivision **MEADOWS AT WOODRUN** 2 - COUNTY **Parent Parcel** Acreage 0.2500

Sales Information				
Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
11/15/2024	\$215,000	6007/1717	Warranty Deed	Improved
5/7/2024	\$0	5965/839	Death Certificate	Improved
10/4/2019	\$100	5368/491	Quit Claim	Improved

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

	Certified Value History					
Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use	
2025	\$45,000	\$123,719	\$168,719	\$0	\$0	
2024	\$45,000	\$117,872	\$162,872	\$77,202	\$0	
2023	\$40,000	\$113,372	\$153,372	\$70,197	\$0	

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$168,719	\$168,719	\$50,722	\$117,997
Leon County - Emergency Medical Service	0.75000	\$168,719	\$168,719	\$50,722	\$117,997
Children Services Council	0.34770	\$168,719	\$168,719	\$50,722	\$117,997
School - State Law	3.11800	\$168,719	\$168,719	\$25,000	\$143,719
School - Local Board	2.24800	\$168,719	\$168,719	\$25,000	\$143,719
NW FL Water Management	0.02070	\$168,719	\$168,719	\$50,722	\$117,997

Building				
Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1979	1,092	312

Characteristics			
Tax Year	2025		
Stories	1		
Exterior Wall	Siding Average		
Roof Frame	Wood Framed/Truss		
Roof Cover	Composition Shingle		
Bed/Bath/Half	3/1/0		
Pool	No		

	Measurements	
Area	Description	SqFt
Α0	Main Building	1092
A1	Garage Finished	312

Sketch

