



Leon County Property Appraiser - Parcel Details

Printed on: 04/04/2026

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

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 occurred 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

2025 Certified Taxable Value

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
A0	Main Building	1092
A1	Garage Finished	312

Sketch

