



## Leon County Property Appraiser - Parcel Details

Printed on: 10/07/2026

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<br>3214200020000                                           | Location<br>0 MATT WING RD                                        |
| Owner(s)<br>MODESITT NANCY A REVOCABLE TRUST<br>MODESITT NANCY A TRUSTEE | Property Use<br>5900 - TIMBERLAND, NOT CLASSIFIED                 |
| Mailing Address<br>123 ELLIS VAN VLEET ST<br>APALACHICOLA FL 32320-1503  | Parcel Description<br>SECTION 14 T1S R2E<br>OR 6128/2119 PARCEL 2 |
| Subdivision<br>UNPLATTED LAND                                            | Tax District<br>2 - COUNTY                                        |
| Acreage<br>52.9700                                                       | Parent Parcel                                                     |

### Sales Information

| Sale Date  | Sale Price | Book/Page | Instrument Type | Improved/Vacant |
|------------|------------|-----------|-----------------|-----------------|
| 6/24/2026  | \$100      | 6185/2139 | Quit Claim      | Vacant          |
| 12/23/2025 | \$0        | 6128/2119 | Final Judgement | Vacant          |
| 6/22/2022  | \$100      | 5748/1142 | Corrective Deed | Vacant          |

### Homestead Information

| Tax Year | Status | Details |
|----------|--------|---------|
| 2026     | No     |         |
| 2025     | No     |         |

### Certified Value History

| Tax Year | Land     | Building | Total Market | Homestead Savings | Classified Use |
|----------|----------|----------|--------------|-------------------|----------------|
| 2025     | \$63,840 | \$0      | \$63,840     | \$0               | \$9,820        |
| 2024     | \$63,840 | \$0      | \$63,840     | \$0               | \$13,021       |
| 2023     | \$63,840 | \$0      | \$63,840     | \$0               | \$10,744       |

### 2025 Certified Taxable Value

| Taxing Authority                        | Millage Rate | Market   | Assessed | Exempt | Taxable |
|-----------------------------------------|--------------|----------|----------|--------|---------|
| Leon County                             | 8.31440      | \$63,840 | \$9,820  | \$0    | \$9,820 |
| Leon County - Emergency Medical Service | 0.75000      | \$63,840 | \$9,820  | \$0    | \$9,820 |
| Children Services Council               | 0.34770      | \$63,840 | \$9,820  | \$0    | \$9,820 |
| School - State Law                      | 3.11800      | \$63,840 | \$9,820  | \$0    | \$9,820 |
| School - Local Board                    | 2.24800      | \$63,840 | \$9,820  | \$0    | \$9,820 |
| NW FL Water Management                  | 0.02070      | \$63,840 | \$9,820  | \$0    | \$9,820 |
|                                         |              |          |          |        |         |
|                                         |              |          |          |        |         |

Building

| Building Use | Building Type | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|--------------|---------------|------------|--------------------|----------------|
|              |               |            |                    |                |

| Characteristics |  |
|-----------------|--|
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|                 |  |

| Measurements |             |      |
|--------------|-------------|------|
| Area         | Description | SqFt |
|              |             |      |
|              |             |      |
|              |             |      |
|              |             |      |
|              |             |      |

Sketch



Sorry, no sketch available  
for this record