

**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**

|                                                                        |                                                                                                                         |
|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Parcel Number</b><br>331651 C0011                                   | <b>Location</b><br>2013 HICKORY LN                                                                                      |
| <b>Owner(s)</b><br>COZZY MATTHEW                                       | <b>Property Use</b><br>0100 - SINGLE FAMILY RESIDENTIAL                                                                 |
| <b>Mailing Address</b><br>2013 HICKORY LN<br>TALLAHASSEE FL 32305-1904 | <b>Parcel Description</b><br>WOODVILLE ACRES UNIT 1<br>E 95 FT OF LOT 1 &<br>W 5 FT OF LOT 2      BLOCK C<br>OR 900/483 |
| <b>Subdivision</b><br>WOODVILLE ACRES UNIT 1                           | <b>Tax District</b><br>2 - COUNTY                                                                                       |
| <b>Acreage</b><br>0.4600                                               | <b>Parent Parcel</b>                                                                                                    |

**Sales Information**

| Sale Date  | Sale Price | Book/Page | Instrument Type   | Improved/Vacant |
|------------|------------|-----------|-------------------|-----------------|
| 12/22/2025 | \$125,000  | 6128/1964 | Quit Claim        | Improved        |
| 6/2/2023   | \$0        | 5854/2171 | Probate           | Improved        |
| 3/15/2023  | \$0        | 5835/1998 | Death Certificate | 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     | \$25,000 | \$199,810 | \$224,810    | \$0               | \$0            |
| 2025     | \$25,000 | \$194,063 | \$219,063    | \$0               | \$0            |
| 2024     | \$25,000 | \$184,937 | \$209,937    | \$0               | \$0            |

**2026 Certified Taxable Value**

| Taxing Authority                        | Millage Rate | Market    | Assessed  | Exempt   | Taxable   |
|-----------------------------------------|--------------|-----------|-----------|----------|-----------|
| Leon County                             | 8.31440      | \$224,810 | \$224,810 | \$51,411 | \$173,399 |
| Leon County - Emergency Medical Service | 0.75000      | \$224,810 | \$224,810 | \$51,411 | \$173,399 |
| Children Services Council               | 0.33530      | \$224,810 | \$224,810 | \$51,411 | \$173,399 |
| School - State Law                      | 3.09500      | \$224,810 | \$224,810 | \$25,000 | \$199,810 |
| School - Local Board                    | 2.24800      | \$224,810 | \$224,810 | \$25,000 | \$199,810 |
| NW FL Water Management                  | 0.02010      | \$224,810 | \$224,810 | \$51,411 | \$173,399 |
|                                         |              |           |           |          |           |
|                                         |              |           |           |          |           |

Building

| Building Use | Building Type | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|--------------|---------------|------------|--------------------|----------------|
| Residential  | Single Family | 1974       | 1,488              | 1,032          |

Characteristics

|               |                     |
|---------------|---------------------|
| Tax Year      | 2026                |
| Stories       | 1                   |
| Exterior Wall | Common Brick Const  |
| Roof Frame    | Wood Framed/Truss   |
| Roof Cover    | Composition Shingle |
|               |                     |
| Pool          | No                  |

Measurements

| Area | Description           | SqFt |
|------|-----------------------|------|
| A0   | Main Building         | 1488 |
| A1   | Open Porch Finish     | 80   |
| A2   | Screen Porch Unfin    | 192  |
| A3   | Det Garage Unfinished | 760  |
|      |                       |      |

Sketch

