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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 4109202090000	**Location** 2089 RANKIN AVE
Owner(s) TEWKSBURY ERIC LLANOS JESSICA	**Property Use** 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 2089 RANKIN AVE TALLAHASSEE FL 32310-5964	**Parcel Description** SECTION 9 T1S R1W OR 6091/1927
Subdivision UNPLATTED LAND	**Tax District** 1 - CITY
Acreage 0.7200	**Parent Parcel**

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
8/22/2025	$256,000	6091/1927	Warranty Deed	Improved
8/13/2024	$0	5986/13	Death Certificate	Improved
8/28/2018	$100	5234/2172	Quit Claim	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	$18,000	$175,533	$193,533	$0	$0
2025	$18,000	$169,909	$187,909	$0	$0
2024	$18,000	$161,869	$179,869	$56,612	$0

2026 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	$193,533	$193,533	$51,411	$142,122
Leon County - Emergency Medical Service	0.75000	$193,533	$193,533	$51,411	$142,122
Children Services Council	0.33530	$193,533	$193,533	$51,411	$142,122
School - State Law	3.09500	$193,533	$193,533	$25,000	$168,533
School - Local Board	2.24800	$193,533	$193,533	$25,000	$168,533
City of Tallahassee	4.25730	$193,533	$193,533	$51,411	$142,122
NW FL Water Management	0.02010	$193,533	$193,533	$51,411	$142,122

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1990	2,064	376

Characteristics

Tax Year	2026
Stories	1
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Standing Seam/Pf Metal
Bed/Bath/Half	3/2/0
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	2064
A1	Open Porch Finish	138
A2	Carport Finished	238

Sketch

