



# Leon County Property Appraiser - Parcel Details

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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>4109202090000                                  | Location<br>2089 RANKIN AVE                             |
| Owner(s)<br>TEWKSBURY ERIC<br>LLANOS JESSICA                    | Property Use<br>0100 - SINGLE FAMILY RESIDENTIAL        |
| Mailing Address<br>2089 RANKIN AVE<br>TALLAHASSEE FL 32310-5964 | Parcel Description<br>SECTION 9 T1S R1W<br>OR 6091/1927 |
| Subdivision<br>UNPLATTED LAND                                   | Tax District<br>1 - CITY                                |
| Acreage<br>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   |
|----------|--------|---|
| 2026     | Yes    | If no change in ownership occurred before Jan 1, 2026 |
| 2025     | No     |   |

## Certified Value History

| Tax Year | Land     | Building  | Total Market | Homestead Savings | Classified Use |
|----------|----------|-----------|--------------|-------------------|----------------|
| 2025     | \$18,000 | \$169,909 | \$187,909    | \$0               | \$0            |
| 2024     | \$18,000 | \$161,869 | \$179,869    | \$56,612          | \$0            |
| 2023     | \$18,000 | \$155,684 | \$173,684    | \$54,017          | \$0            |

## 2025 Certified Taxable Value

| Taxing Authority                        | Millage Rate | Market    | Assessed  | Exempt | Taxable   |
|---|--------------|-----------|-----------|--------|-----------|
| Leon County                             | 8.31440      | \$187,909 | \$187,909 | \$0    | \$187,909 |
| Leon County - Emergency Medical Service | 0.75000      | \$187,909 | \$187,909 | \$0    | \$187,909 |
| Children Services Council               | 0.34770      | \$187,909 | \$187,909 | \$0    | \$187,909 |
| School - State Law                      | 3.11800      | \$187,909 | \$187,909 | \$0    | \$187,909 |
| School - Local Board                    | 2.24800      | \$187,909 | \$187,909 | \$0    | \$187,909 |
| City of Tallahassee                     | 4.40720      | \$187,909 | \$187,909 | \$0    | \$187,909 |
| NW FL Water Management                  | 0.02070      | \$187,909 | \$187,909 | \$0    | \$187,909 |
|   |              |           |           |        |           |

## Building

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

### Characteristics

|               |                        |
|---------------|------------------------|
| Tax Year      | 2025                   |
| 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

