Printed on: 11/09/2025



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

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Parcel Number	Location
1233200280000	4040 CHAIRES CROSS RD
Owner(s)	Property Use
MCGAHEE JOHN MCGAHEE KATHERINE	0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address	Parcel Description SECTION 33 T1N R2E
4040 CHAIRES CROSS RD TALLAHASSEE FL 32317-7616	SECTION 33 TH RZE SECTION DESCRIPTION OF 219 SUBDIVISION OR 1968/2074 OR 6022/2359
Subdivision	Tax District
UNPLATTED LAND	2 - COUNTY
Acreage	Parent Parcel
5.0000	

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
1/15/2025	\$403,000	6022/2359	Warranty Deed	Improved
10/15/2021	\$100	5654/1783	Warranty Deed	Improved
9/17/2002	\$100	2817/1727	Warranty Deed	Improved

Homestead Information			
Tax Year	Status	Details	
2026	No		
2025	No		

Certified Value History					
Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$75,000	\$279,438	\$354,438	\$0	\$0

2025 Certified Taxable Value					
Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$354,438	\$354,438	\$0	\$354,438
Leon County - Emergency Medical Service	0.75000	\$354,438	\$354,438	\$0	\$354,438
Children Services Council	0.34770	\$354,438	\$354,438	\$0	\$354,438
School - State Law	3.11800	\$354,438	\$354,438	\$0	\$354,438
School - Local Board	2.24800	\$354,438	\$354,438	\$0	\$354,438
NW FL Water Management	0.02070	\$354,438	\$354,438	\$0	\$354,438

Building				
Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1957	2,064	1,112

Characteristics			
Tax Year	2025		
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	2064	
A1	Screen Porch Fin	192	
A2	Utility Finished	175	
А3	Garage Finished	525	
A4	Utility Unfinished	220	

Sketch

