



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

## 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	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	\$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
A3	Garage Finished	525
A4	Utility Unfinished	220

## Sketch

