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

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 Parent Parcel
Acreage 0.7200	

## **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

Tax Year	Status	Details
2026	Yes	If no change in ownership occurs before Jan 1, 2026
2025	No	

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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	Tavah	la Va	luo
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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
<b>A</b> 1	Open Porch Finish	138
A2	Carport Finished	238

## Sketch

