



## Leon County Property Appraiser - Parcel Details

Printed on: 07/27/2025

The Tax Roll is compiled by Legal Descriptions recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

### Parcel Summary

Parcel Number 4305202590000	Location 3423 EAGLES BLUFF TRCE
Owner(s) TURNER JOHN ROBERT MAN SIUHANG	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 3423 EAGLES BLUFF TRCE TALLAHASSEE FL 32310	Legal SECTION 5 T1S R3W OR 5282/130 AND 5937/378
Subdivision UNPLATTED LAND	Tax District 2 - COUNTY
Acreage 3.7900	Parent Parcel

### Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
3/26/2024	\$175,000	5937/378	Warranty Deed	Vacant
2/6/2019	\$410,000	5282/130	Warranty Deed	Improved
6/8/2018	\$175,000	5203/888	Warranty Deed	Vacant

### Homestead Information

Tax Year	Status	Details
2025	Yes	If no change in ownership occurred before Jan 1, 2025
2024	Yes	

### Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2024	\$178,130	\$454,890	\$633,020	\$174,862	\$0
2023	\$68,400	\$443,508	\$511,908	\$170,677	\$0
2022	\$61,560	\$403,449	\$465,009	\$137,659	\$0

### 2024 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$633,020	\$458,158	\$50,000	\$408,158
Leon County - Emergency Medical Service	0.75000	\$633,020	\$458,158	\$50,000	\$408,158
Children Services Council	0.34770	\$633,020	\$458,158	\$50,000	\$408,158
School - State Law	3.13600	\$633,020	\$458,158	\$25,000	\$433,158
School - Local Board	2.24800	\$633,020	\$458,158	\$25,000	\$433,158
NW FL Water Management	0.02180	\$633,020	\$458,158	\$50,000	\$408,158

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1960	3,193	3,269

Characteristics

Tax Year	2024
Stories	1
Exterior Wall	Common Brick Const
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	5/3/0
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	2629
A1	Open Porch Finish	187
A2	Open Porch Finish	176
A3	Enclosed Garage Finish	564
A4	Bsmt Unfinished	2077

Sketch

