



# 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 1130030000130	Location 828 ASHLYN FOREST DR
Owner(s) SIMAN PEDRO N	Property Use 0107 - TOWNHOUSE
Mailing Address 828 ASHLYN FOREST DR TALLAHASSEE FL 32303	Parcel Description ASHLYN FOREST TOWNHOMES UNIT 13 OR 1785/910 1795/1765 2044/2127
Subdivision ASHLYN FOREST TOWNHOMES	Tax District 1 - CITY
Acreage 0.1100	Parent Parcel 1130030000010

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
7/7/2023	\$225,000	5867/1188	Warranty Deed	Improved
6/3/2010	\$120,800	4125/2058	Warranty Deed	Improved
4/22/2003	\$100	2864/495	Quit Claim	Improved

## Homestead Information

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

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$45,000	\$160,113	\$205,113	\$4,355	\$0
2024	\$35,000	\$160,100	\$195,100	\$0	\$0
2023	\$35,000	\$122,223	\$157,223	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$205,113	\$200,758	\$50,722	\$150,036
Leon County - Emergency Medical Service	0.75000	\$205,113	\$200,758	\$50,722	\$150,036
Children Services Council	0.34770	\$205,113	\$200,758	\$50,722	\$150,036
School - State Law	3.11800	\$205,113	\$200,758	\$25,000	\$175,758
School - Local Board	2.24800	\$205,113	\$200,758	\$25,000	\$175,758
City of Tallahassee	4.40720	\$205,113	\$200,758	\$50,722	\$150,036
NW FL Water Management	0.02070	\$205,113	\$200,758	\$50,722	\$150,036

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Townhome	1990	1,188	8

### Characteristics

Tax Year	2025
Stories	1
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	2/2/0
Pool	No

### Measurements

Area	Description	SqFt
A0	Main Building	1188
A1	Open Porch Finish	8

## Sketch

