



# 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 1130030000160	Location 823 ASHLYN FOREST DR
Owner(s) FLEET HELAINE FRANCES	Property Use 0107 - TOWNHOUSE
Mailing Address 823 ASHLYN FOREST DR TALLAHASSEE FL 32303-5767	Parcel Description ASHLYN FOREST TOWNHOMES UNIT 16 OR 1745/1508 1969/329 2024/1435
Subdivision ASHLYN FOREST TOWNHOMES	Tax District 1 - CITY
Acreage 0.0700	Parent Parcel 1130030000010

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
11/20/2024	\$0	6008/259	Final Judgement	Improved
9/30/2024	\$240,000	5993/1241	Warranty Deed	Improved
6/22/2023	\$100	5863/1927	Warranty Deed	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	\$160,831	\$205,831	\$0	\$0
2024	\$35,000	\$140,839	\$175,839	\$0	\$0
2023	\$35,000	\$130,419	\$165,419	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$205,831	\$205,831	\$50,722	\$155,109
Leon County - Emergency Medical Service	0.75000	\$205,831	\$205,831	\$50,722	\$155,109
Children Services Council	0.34770	\$205,831	\$205,831	\$50,722	\$155,109
School - State Law	3.11800	\$205,831	\$205,831	\$25,000	\$180,831
School - Local Board	2.24800	\$205,831	\$205,831	\$25,000	\$180,831
City of Tallahassee	4.40720	\$205,831	\$205,831	\$50,722	\$155,109
NW FL Water Management	0.02070	\$205,831	\$205,831	\$50,722	\$155,109

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Townhome	1990	1,142	256

### 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	1142
A1	Open Porch Finish	16
A2	Garage Finished	240

## Sketch

