



# Leon County Property Appraiser - Parcel Details

Printed on: 04/04/2026

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 123026 F0050	Location 164 GOOSE CREEK TRL
Owner(s) RYAN CAROLINE LIFE ESTATE	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 164 GOOSE CREEK TRL TALLAHASSEE FL 32317-7220	Parcel Description GOOSE CREEK PHASE II 30 1N 2E LOT 5 BLOCK F
Subdivision GOOSE CREEK PHASE II	Tax District 1 - CITY
Acreage 0.1900	Parent Parcel

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
9/8/2025	\$0	6104/352	Warranty Deed	Improved
1/30/2024	\$397,500	5921/1865	Warranty Deed	Improved
9/24/2023	\$0	5894/1811	Death Certificate	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	\$60,000	\$307,698	\$367,698	\$0	\$0
2024	\$60,000	\$295,001	\$355,001	\$0	\$0
2023	\$55,000	\$285,370	\$340,370	\$143,649	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$367,698	\$367,698	\$50,722	\$316,976
Leon County - Emergency Medical Service	0.75000	\$367,698	\$367,698	\$50,722	\$316,976
Children Services Council	0.34770	\$367,698	\$367,698	\$50,722	\$316,976
School - State Law	3.11800	\$367,698	\$367,698	\$25,000	\$342,698
School - Local Board	2.24800	\$367,698	\$367,698	\$25,000	\$342,698
City of Tallahassee	4.40720	\$367,698	\$367,698	\$50,722	\$316,976
NW FL Water Management	0.02070	\$367,698	\$367,698	\$50,722	\$316,976

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	2003	1,936	520

### Characteristics

Tax Year	2025
Stories	1
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	3/2/0
Pool	Yes

### Measurements

Area	Description	SqFt
A0	Main Building	1774
A1	Enclosed Porch Finished	162
A2	Garage Finished	484
A3	Open Porch Finish	36

## Sketch

