



# 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 1308202190000	Location 13050 FOREST RUN CT
Owner(s) FLOWERS KIRK FLOWERS NANCY	Property Use  0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address  7390 WAUKEENAH HWY MONTICELLO FL 32344-8041	Parcel Description SECTION 8 T1N R3E OR 2842/1264
Subdivision UNPLATTED LAND	Tax District 2 - COUNTY
Acreage 10.0000	Parent Parcel 1308202140000

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
2/5/2026	\$500,000	6139/2141	Warranty Deed	Improved
3/25/2003	\$50,000	2842/1264	Warranty Deed	Vacant
2/1/1995	\$64,800	1798/2150	Warranty Deed	Vacant

## 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	\$97,500	\$339,575	\$437,075	\$148,007	\$0
2024	\$97,500	\$327,824	\$425,324	\$144,403	\$0
2023	\$78,000	\$319,404	\$397,404	\$124,665	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$437,075	\$289,068	\$50,722	\$238,346
Leon County - Emergency Medical Service	0.75000	\$437,075	\$289,068	\$50,722	\$238,346
Children Services Council	0.34770	\$437,075	\$289,068	\$50,722	\$238,346
School - State Law	3.11800	\$437,075	\$289,068	\$25,000	\$264,068
School - Local Board	2.24800	\$437,075	\$289,068	\$25,000	\$264,068
NW FL Water Management	0.02070	\$437,075	\$289,068	\$50,722	\$238,346

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	2005	2,240	1,680

### Characteristics

Tax Year	2025
Stories	2
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	3/2/0
Pool	No

### Measurements

Area	Description	SqFt
A0	Main Building	1120
A1	Open Porch Finish	420
A2	Open Porch Finish	420
A3	Open Porch Finish	420
A4	Upper Story Finished	1120

## Sketch

