

**Leon County Property Appraiser - Parcel Details**

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<br>140321 AO0140                                           | Location<br>3225 PABLO CREEK WAY                                                                                           |
| Owner(s)<br>ARSENAULT SHANNON<br>ARSENAULT BRYAN                         | Property Use<br><br>0100 - SINGLE FAMILY RESIDENTIAL                                                                       |
| Mailing Address<br><br>3225 PABLO CREEK WAY<br>TALLAHASSEE FL 32312-4276 | Parcel Description<br>GOLDEN EAGLE UNIT 6 PHASES III & IV<br>3 2N 1E<br>LOT 14 BLOCK AO<br>OR 3163/1407 3751/242 3845/1430 |
| Subdivision<br>GOLDEN EAGLE UNIT NO 6 PHASES III & IV                    | Tax District<br>2 - COUNTY                                                                                                 |
| Acreage<br>0.4800                                                        | Parent Parcel<br>1403202000000                                                                                             |

**Sales Information**

| Sale Date | Sale Price | Book/Page | Instrument Type | Improved/Vacant |
|-----------|------------|-----------|-----------------|-----------------|
| 6/22/2026 | \$815,000  | 6185/1088 | Warranty Deed   | Improved        |
| 7/1/2014  | \$476,000  | 4685/2147 | Warranty Deed   | Improved        |
| 4/23/2014 | \$0        | 4658/1797 | Final Judgement | Improved        |

**Homestead Information**

| Tax Year | Status | Details |
|----------|--------|---------|
| 2027     | No     |         |
| 2026     | Yes    |         |

**Certified Value History**

| Tax Year | Land      | Building  | Total Market | Homestead Savings | Classified Use |
|----------|-----------|-----------|--------------|-------------------|----------------|
| 2026     | \$110,000 | \$656,209 | \$766,209    | \$202,909         | \$0            |
| 2025     | \$110,000 | \$645,107 | \$755,107    | \$206,616         | \$0            |
| 2024     | \$90,000  | \$615,295 | \$705,295    | \$172,262         | \$0            |

**2026 Certified Taxable Value**

| Taxing Authority                        | Millage Rate | Market    | Assessed  | Exempt   | Taxable   |
|-----------------------------------------|--------------|-----------|-----------|----------|-----------|
| Leon County                             | 8.31440      | \$766,209 | \$563,300 | \$51,411 | \$511,889 |
| Leon County - Emergency Medical Service | 0.75000      | \$766,209 | \$563,300 | \$51,411 | \$511,889 |
| Children Services Council               | 0.33530      | \$766,209 | \$563,300 | \$51,411 | \$511,889 |
| School - State Law                      | 3.09500      | \$766,209 | \$563,300 | \$25,000 | \$538,300 |
| School - Local Board                    | 2.24800      | \$766,209 | \$563,300 | \$25,000 | \$538,300 |
| NW FL Water Management                  | 0.02010      | \$766,209 | \$563,300 | \$51,411 | \$511,889 |
|                                         |              |           |           |          |           |
|                                         |              |           |           |          |           |

## Building

|             |               |      |       |       |
|-------------|---------------|------|-------|-------|
| Residential | Single Family | 2005 | 3,263 | 1,343 |
|-------------|---------------|------|-------|-------|

### Characteristics

|                      |                            |
|----------------------|----------------------------|
| <b>Tax Year</b>      | <b>2026</b>                |
| <b>Stories</b>       | <b>1</b>                   |
| <b>Exterior Wall</b> | <b>Common Brick Const</b>  |
| <b>Roof Frame</b>    | <b>Wood Framed/Truss</b>   |
| <b>Roof Cover</b>    | <b>Composition Shingle</b> |
| <b>Bed/Bath/Half</b> | <b>4/3/0</b>               |
| <b>Pool</b>          | <b>Yes</b>                 |

## Measurements

| Area | Description        | SqFt |
|------|--------------------|------|
| A0   | Main Building      | 3263 |
| A1   | Garage Finished    | 672  |
| A2   | Open Porch Finish  | 95   |
| A3   | Screen Porch Unfin | 576  |
|      |                    |      |

## Sketch

