



## Leon County Property Appraiser - Parcel Details

Printed on: 12/16/2025

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 140350 10420	Location 3440 VALLEY CREEK DR
Owner(s) BERNIK BRITTANY MARIE FOX MASON BEAUFORD	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 3440 VALLEY CREEK DR TALLAHASSEE FL 32312-3633	Parcel Description KILLEARN LAKES 1 LOT 42                      BLOCK I OR 1223/1751
Subdivision KILLEARN LAKES	Tax District 2 - COUNTY
Acreage 0.4700	Parent Parcel

### Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
8/8/2024	\$336,600	5979/2	Warranty Deed	Improved
7/12/2022	\$0	5813/1646	Death Certificate	Improved
1/1/1986	\$81,300	1223/1751	Warranty Deed	Improved

### Homestead Information

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

### Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$75,000	\$177,266	\$252,266	\$0	\$0
2024	\$70,000	\$171,247	\$241,247	\$111,880	\$0
2023	\$60,000	\$172,883	\$232,883	\$107,284	\$0

### 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$252,266	\$252,266	\$50,722	\$201,544
Leon County - Emergency Medical Service	0.75000	\$252,266	\$252,266	\$50,722	\$201,544
Children Services Council	0.34770	\$252,266	\$252,266	\$50,722	\$201,544
School - State Law	3.11800	\$252,266	\$252,266	\$25,000	\$227,266
School - Local Board	2.24800	\$252,266	\$252,266	\$25,000	\$227,266
NW FL Water Management	0.02070	\$252,266	\$252,266	\$50,722	\$201,544

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1985	1,383	649

Characteristics

Tax Year	2025
Stories	1
Exterior Wall	Combination Brick Walls
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	3/2/0
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	1383
A1	Open Porch Finish	208
A2	Garage Finished	420
A3	Open Porch Finish	21

Sketch

