



## Leon County Property Appraiser - Parcel Details

Printed on: 09/30/2025

The Tax Roll is compiled by Legal Descriptions recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

### Parcel Summary

|  |   |
|--|---|
| Parcel Number<br>140350 AK0360   | Location<br>8356 HUNTERS RIDGE TRL  |
| Owner(s)<br>COLLINS TIMOTHY<br>COLLINS ALINA                           | Property Use<br>0100 - SINGLE FAMILY RESIDENTIAL  |
| Mailing Address<br>8356 HUNTERS RIDGE TRL<br>TALLAHASSEE FL 32312-3629 | Legal<br>KILLEARN LAKES 2<br>LOT 36                      BLOCK AK<br>OR 1095/1207 1497/406 407 2360/384 |
| Subdivision<br>KILLEARN LAKES  | Tax District<br>2 - COUNTY  |
| Acreage<br>0.1900  | Parent Parcel   |

### Sales Information

| Sale Date | Sale Price | Book/Page | Instrument Type | Improved/Vacant |
|-----------|------------|-----------|-----------------|-----------------|
| 7/7/2025  | \$284,500  | 6075/1705 | Warranty Deed   | Improved        |
| 4/28/2025 | \$0        | 6053/1619 | Probate         | Improved        |
| 4/28/2025 | \$0        | 6053/1617 | Probate         | Improved        |

### Homestead Information

| Tax Year | Status | Details |
|----------|--------|---------|
| 2025     | No     |         |
| 2024     | Yes    |         |

### Certified Value History

| Tax Year | Land     | Building  | Total Market | Homestead Savings | Classified Use |
|----------|----------|-----------|--------------|-------------------|----------------|
| 2024     | \$70,000 | \$134,414 | \$204,414    | \$48,952          | \$0            |
| 2023     | \$60,000 | \$135,697 | \$195,697    | \$44,763          | \$0            |
| 2022     | \$55,000 | \$124,569 | \$179,569    | \$33,031          | \$0            |

### 2024 Certified Taxable Value

| Taxing Authority                        | Millage Rate | Market    | Assessed  | Exempt   | Taxable   |
|---|--------------|-----------|-----------|----------|-----------|
| Leon County                             | 8.31440      | \$204,414 | \$155,462 | \$50,000 | \$105,462 |
| Leon County - Emergency Medical Service | 0.75000      | \$204,414 | \$155,462 | \$50,000 | \$105,462 |
| Children Services Council               | 0.34770      | \$204,414 | \$155,462 | \$50,000 | \$105,462 |
| School - State Law                      | 3.13600      | \$204,414 | \$155,462 | \$25,000 | \$130,462 |
| School - Local Board                    | 2.24800      | \$204,414 | \$155,462 | \$25,000 | \$130,462 |
| NW FL Water Management                  | 0.02180      | \$204,414 | \$155,462 | \$50,000 | \$105,462 |
|   |              |           |           |          |           |
|   |              |           |           |          |           |

Building

| Building Use | Building Type | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|--------------|---------------|------------|--------------------|----------------|
| Residential  | Single Family | 1991       | 1,162              | 396            |

| Characteristics |                     |
|-----------------|---------------------|
| Tax Year        | 2024                |
| Stories         | 1                   |
| 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     | 1162 |
| A1           | Garage Finished   | 286  |
| A2           | Open Porch Finish | 110  |
|              |                   |      |
|              |                   |      |

Sketch

