

**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 140350 AN0140	Location 1636 FLINT RIDGE LN
Owner(s) CARIBBEAN ISLAND PROPERTIES LLC	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 1246 CHEROKEE DR TALLAHASSEE FL 32301-5765	Parcel Description KILLEARN LAKES 2 LOT 14 BLOCK AN OR 1627/173 1998/938 2061/2040 OR 2180/1315
Subdivision KILLEARN LAKES	Tax District 2 - COUNTY
Acreage 0.3400	Parent Parcel

**Sales Information**

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
9/15/2025	\$100	6097/1323	Quit Claim	Improved
7/25/2024	\$217,000	5974/892	Warranty Deed	Improved
10/14/1998	\$71,500	2180/1315	Warranty Deed	Improved

**Homestead Information**

Tax Year	Status	Details
2026	No	
2025	No	

**Certified Value History**

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$75,000	\$131,806	\$206,806	\$0	\$0
2024	\$70,000	\$125,573	\$195,573	\$0	\$0
2023	\$60,000	\$126,771	\$186,771	\$0	\$0

**2025 Certified Taxable Value**

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$206,806	\$206,806	\$0	\$206,806
Leon County - Emergency Medical Service	0.75000	\$206,806	\$206,806	\$0	\$206,806
Children Services Council	0.34770	\$206,806	\$206,806	\$0	\$206,806
School - State Law	3.11800	\$206,806	\$206,806	\$0	\$206,806
School - Local Board	2.24800	\$206,806	\$206,806	\$0	\$206,806
NW FL Water Management	0.02070	\$206,806	\$206,806	\$0	\$206,806

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1986	1,120	372

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	No

Measurements

Area	Description	SqFt
A0	Main Building	1120
A1	Garage Finished	264
A2	Open Porch Finish	108

Sketch

