

**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 AO0240	Location 8807 MINNOW CREEK DR
Owner(s) LANCASTER BLAINE COREY LANCASTER NINA MIKAYLA DURDEN	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 8807 MINNOW CREEK DR TALLAHASSEE FL 32312-5041	Parcel Description KILLEARN LAKES 2 LOT 24 BLOCK AO OR 1313/897
Subdivision KILLEARN LAKES	Tax District 2 - COUNTY
Acreage 0.2400	Parent Parcel

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
4/30/2025	\$295,000	6054/495	Warranty Deed	Improved
12/17/2020	\$224,900	5527/1039	Warranty Deed	Improved
2/27/2015	\$156,500	4770/613	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	\$158,904	\$233,904	\$47,165	\$0
2024	\$70,000	\$151,385	\$221,385	\$39,909	\$0
2023	\$60,000	\$152,830	\$212,830	\$36,640	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$233,904	\$186,739	\$186,739	\$0
Leon County - Emergency Medical Service	0.75000	\$233,904	\$186,739	\$186,739	\$0
Children Services Council	0.34770	\$233,904	\$186,739	\$186,739	\$0
School - State Law	3.11800	\$233,904	\$186,739	\$186,739	\$0
School - Local Board	2.24800	\$233,904	\$186,739	\$186,739	\$0
NW FL Water Management	0.02070	\$233,904	\$186,739	\$186,739	\$0

Building

Residential	Single Family	1988	1,308	445
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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	1308
A1	Screen Porch Fin	120
A2	Open Porch Finish	25
A3	Garage Finished	300

Sketch

