



# Leon County Property Appraiser - Parcel Details

Printed on: 04/30/2025

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 140350 AO0260	Location 8789 MINNOW CREEK DR
Owner(s) SVETLIZA CYNTHIA L SVETLIZA CARLOS A <i>Additional Owners Not Listed</i>	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 8789 MINNOW CREEK DR TALLAHASSEE FL 32312	Legal KILLEARN LAKES 2 LOT 26                      BLOCK AO OR 1761/1768
Subdivision KILLEARN LAKES	Tax District 2 - COUNTY
Acreage 0.2100	Parent Parcel

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
1/24/2025	\$294,000	6024/751	Warranty Deed	Improved
9/1/1994	\$15,000	1761/1768	Warranty Deed	Vacant
4/1/1994	\$15,000	1726/0235	Warranty Deed	Improved

## Homestead Information

Tax Year	Status	Details
2025	Yes	If no change in ownership occurred before Jan 1, 2025
2024	No	

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2024	\$70,000	\$159,541	\$229,541	\$0	\$0
2023	\$60,000	\$163,365	\$223,365	\$0	\$0
2022	\$55,000	\$152,027	\$207,027	\$0	\$0

## 2024 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$229,541	\$229,541	\$0	\$229,541
Leon County - Emergency Medical Service	0.75000	\$229,541	\$229,541	\$0	\$229,541
Children Services Council	0.34770	\$229,541	\$229,541	\$0	\$229,541
School - State Law	3.13600	\$229,541	\$229,541	\$0	\$229,541
School - Local Board	2.24800	\$229,541	\$229,541	\$0	\$229,541
NW FL Water Management	0.02180	\$229,541	\$229,541	\$0	\$229,541

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1995	1,427	440

### Characteristics

Tax Year	2024
Stories	1
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Pool	No

### Measurements

Area	Description	SqFt
A0	Main Building	1427
A1	Open Porch Finish	20
A2	Garage Finished	420

## Sketch

