

**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 BC0230 | Location 9824 THUNDER HILL TRL |
| Owner(s) SELLARS ALVIN JEFFERSON RIOUX DANIELLE | Property Use 0100 - SINGLE FAMILY RESIDENTIAL |
| Mailing Address 9824 THUNDER HILL TRL TALLAHASSEE FL 32312-3750 | Parcel Description KILLEARN LAKES 3 LOT 23 BLOCK BC OR 1409/2046 2262/1477 |
| Subdivision KILLEARN LAKES | Tax District 2 - COUNTY |
| Acreage 0.2700 | Parent Parcel |

Sales Information

| Sale Date | Sale Price | Book/Page | Instrument Type | Improved/Vacant |
|-----------|------------|-----------|-----------------|-----------------|
| 9/27/2024 | \$525,000 | 5994/1620 | Warranty Deed | Improved |
| 6/5/2002 | \$195,500 | 2678/1869 | Warranty Deed | Improved |
| 6/1/1999 | \$163,500 | 2262/1477 | 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 | \$333,235 | \$408,235 | \$22,961 | \$0 |
| 2024 | \$70,000 | \$281,151 | \$351,151 | \$99,718 | \$0 |
| 2023 | \$60,000 | \$283,763 | \$343,763 | \$99,653 | \$0 |

2025 Certified Taxable Value

| Taxing Authority | Millage Rate | Market | Assessed | Exempt | Taxable |
|---|--------------|-----------|-----------|----------|-----------|
| Leon County | 8.31440 | \$408,235 | \$385,274 | \$50,722 | \$334,552 |
| Leon County - Emergency Medical Service | 0.75000 | \$408,235 | \$385,274 | \$50,722 | \$334,552 |
| Children Services Council | 0.34770 | \$408,235 | \$385,274 | \$50,722 | \$334,552 |
| School - State Law | 3.11800 | \$408,235 | \$385,274 | \$25,000 | \$360,274 |
| School - Local Board | 2.24800 | \$408,235 | \$385,274 | \$25,000 | \$360,274 |
| NW FL Water Management | 0.02070 | \$408,235 | \$385,274 | \$50,722 | \$334,552 |
| | | | | | |
| | | | | | |

Building

| Building Use | Building Type | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|--------------|---------------|------------|--------------------|----------------|
| Residential | Single Family | 1989 | 2,228 | 434 |

Characteristics

| | |
|---------------|-------------------------|
| Tax Year | 2025 |
| Stories | 2 |
| Exterior Wall | Combination Brick Walls |
| Roof Frame | Wood Framed/Truss |
| Roof Cover | Composition Shingle |
| Bed/Bath/Half | 4/3/0 |
| Pool | Yes |

Measurements

| Area | Description | SqFt |
|------|----------------------|------|
| A0 | Main Building | 924 |
| A1 | Open Porch Finish | 34 |
| A2 | Garage Finished | 400 |
| A3 | Upper Story Finished | 1304 |
| | | |

Sketch

