



# Leon County Property Appraiser - Parcel Details

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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 DB0330	Location 2405 BASS BAY DR
Owner(s) DUNN PHILIP MARK DUNN JANE GRIFFIS	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 8970 EAGLES RIDGE DR TALLAHASSEE FL 32312-4055	Parcel Description KILLEARN LAKES UNIT 4 REPLAT (1.61 A) LOT 33                      BLOCK DB OR 1834/164 2260/2257
Subdivision KILLEARN LAKES	Tax District 2 - COUNTY
Acreage 1.6100	Parent Parcel

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
3/5/2026	\$1,000,000	6148/1147	Warranty Deed	Improved
1/19/2024	\$750,000	5919/301	Warranty Deed	Improved
10/7/2014	\$395,000	4722/246	Warranty Deed	Improved

## Homestead Information

Tax Year	Status	Details
2026	Yes	If no change in ownership occurred before Jan 1, 2026
2025	No	

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$110,000	\$499,236	\$609,236	\$0	\$0
2024	\$110,000	\$386,200	\$496,200	\$116,225	\$0
2023	\$100,000	\$371,943	\$471,943	\$103,035	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$609,236	\$609,236	\$0	\$609,236
Leon County - Emergency Medical Service	0.75000	\$609,236	\$609,236	\$0	\$609,236
Children Services Council	0.34770	\$609,236	\$609,236	\$0	\$609,236
School - State Law	3.11800	\$609,236	\$609,236	\$0	\$609,236
School - Local Board	2.24800	\$609,236	\$609,236	\$0	\$609,236
NW FL Water Management	0.02070	\$609,236	\$609,236	\$0	\$609,236

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1979	3,306	995

### Characteristics

Tax Year	2025
Stories	1
Exterior Wall	Combination Brick Walls
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	5/3/1
Pool	Yes

### Measurements

Area	Description	SqFt
A0	Main Building	2914
A1	Enclosed Porch Finished	392
A2	Garage Finished	575
A3	Open Porch Unfin	420

## Sketch

