Printed on: 11/23/2026

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 DC0220	**Location** 2451 BASS BAY DR
Owner(s) CONLAN FAMILY REVOCABLE LIVING TRUST CONLAN KYLE W TRUSTEE	**Property Use** 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 2451 BASS BAY DR TALLAHASSEE FL 32312-3787	**Parcel Description** SECTION 34 T3N R1E KILLEARN LAKES UNIT 4 REPLAT 2 A PART OF LOTS 21 & 22 BLOCK DC OR 6070/1406
Subdivision KILLEARN LAKES	**Tax District** 2 - COUNTY
Acreage 2.0000	**Parent Parcel**

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
6/23/2025	$685,000	6070/1406	Warranty Deed	Improved
8/24/2015	$405,000	4836/1280	Warranty Deed	Improved
8/1/1998	$43,000	2163/2042	Warranty Deed	Vacant

Homestead Information

Tax Year	Status	Details
2027	No	
2026	No	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2026	$90,000	$411,409	$501,409	$0	$0
2025	$90,000	$397,171	$487,171	$93,216	$0
2024	$90,000	$383,820	$473,820	$90,968	$0

2026 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	$501,409	$501,409	$0	$501,409
Leon County - Emergency Medical Service	0.75000	$501,409	$501,409	$0	$501,409
Children Services Council	0.33530	$501,409	$501,409	$0	$501,409
School - State Law	3.09500	$501,409	$501,409	$0	$501,409
School - Local Board	2.24800	$501,409	$501,409	$0	$501,409
NW FL Water Management	0.02010	$501,409	$501,409	$0	$501,409

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1999	3,065	896

Characteristics

Tax Year	2026
Stories	1
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	5/4/0
Pool	Yes

Measurements

Area	Description	SqFt
A0	Main Building	3065
A1	Screen Porch Fin	180
A2	Open Porch Finish	232
A3	Garage Finished	484

Sketch

