



Leon County Property Appraiser - Parcel Details

Printed on: 09/30/2025

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 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	Legal 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
2025	Yes	If no change in ownership occurred before Jan 1, 2025
2024	Yes	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2024	\$90,000	\$383,820	\$473,820	\$90,968	\$0
2023	\$85,000	\$374,325	\$459,325	\$87,624	\$0
2022	\$110,500	\$365,656	\$476,156	\$115,281	\$0

2024 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$473,820	\$382,852	\$50,000	\$332,852
Leon County - Emergency Medical Service	0.75000	\$473,820	\$382,852	\$50,000	\$332,852
Children Services Council	0.34770	\$473,820	\$382,852	\$50,000	\$332,852
School - State Law	3.13600	\$473,820	\$382,852	\$25,000	\$357,852
School - Local Board	2.24800	\$473,820	\$382,852	\$25,000	\$357,852
NW FL Water Management	0.02180	\$473,820	\$382,852	\$50,000	\$332,852

Building

Residential	Single Family	1999	3,065	896
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Characteristics

Tax Year	2024
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

