



# 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 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
2026	No	
2025	Yes	

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$90,000	\$397,171	\$487,171	\$93,216	\$0
2024	\$90,000	\$383,820	\$473,820	\$90,968	\$0
2023	\$85,000	\$374,325	\$459,325	\$87,624	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$487,171	\$393,955	\$50,722	\$343,233
Leon County - Emergency Medical Service	0.75000	\$487,171	\$393,955	\$50,722	\$343,233
Children Services Council	0.34770	\$487,171	\$393,955	\$50,722	\$343,233
School - State Law	3.11800	\$487,171	\$393,955	\$25,000	\$368,955
School - Local Board	2.24800	\$487,171	\$393,955	\$25,000	\$368,955
NW FL Water Management	0.02070	\$487,171	\$393,955	\$50,722	\$343,233

## Building

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

### Characteristics

Tax Year	2025
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

