



# 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 AP0080	Location 1769 BROKEN BOW TRL
Owner(s) KRUT ANDREW SANCHEZ MARIA ELENA	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 1769 BROKEN BOW TRL TALLAHASSEE FL 32312-3677	Parcel Description KILLEARN LAKES 2 LOT 8                      BLOCK AP OR 1291/1701
Subdivision KILLEARN LAKES	Tax District 2 - COUNTY
Acreage 0.2200	Parent Parcel

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
8/13/2024	\$322,000	5979/1088	Warranty Deed	Improved
2/22/2024	\$100	5931/1603	Warranty Deed	Improved
12/30/2021	\$299,900	5683/1379	Warranty Deed	Improved

## Homestead Information

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

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$75,000	\$180,518	\$255,518	\$0	\$0
2024	\$70,000	\$171,949	\$241,949	\$95,659	\$0
2023	\$60,000	\$173,597	\$233,597	\$91,568	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$255,518	\$255,518	\$50,722	\$204,796
Leon County - Emergency Medical Service	0.75000	\$255,518	\$255,518	\$50,722	\$204,796
Children Services Council	0.34770	\$255,518	\$255,518	\$50,722	\$204,796
School - State Law	3.11800	\$255,518	\$255,518	\$25,000	\$230,518
School - Local Board	2.24800	\$255,518	\$255,518	\$25,000	\$230,518
NW FL Water Management	0.02070	\$255,518	\$255,518	\$50,722	\$204,796

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1992	1,553	471

### Characteristics

Tax Year	2025
Stories	1
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	3/2/0
Pool	No

### Measurements

Area	Description	SqFt
A0	Main Building	1553
A1	Garage Finished	441
A2	Open Porch Finish	30

## Sketch

