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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 140405 B0040	**Location** 8979 EAGLES RIDGE DR
Owner(s) COLEY VANCE	**Property Use** 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 8979 EAGLES RIDGE DR TALLAHASSEE FL 32312-4054	**Parcel Description** EAGLE'S RIDGE UNIT 1 LOT 4 BLOCK B OR 1679/585 2359/652
Subdivision EAGLE'S RIDGE	**Tax District** 2 - COUNTY
Acreage 0.2700	**Parent Parcel** 1403202000000

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
7/13/2026	$549,900	6191/1787	Warranty Deed	Improved
3/1/2000	$39,900	2359/0652	Warranty Deed	Vacant
10/1/1993	$54,000	1679/0585	Warranty Deed	Vacant

Homestead Information

Tax Year	Status	Details
2027	No	
2026	Yes	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2026	$90,000	$340,926	$430,926	$133,094	$0
2025	$90,000	$335,146	$425,146	$135,144	$0
2024	$90,000	$319,229	$409,229	$127,400	$0

2026 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	$430,926	$297,832	$51,411	$246,421
Leon County - Emergency Medical Service	0.75000	$430,926	$297,832	$51,411	$246,421
Children Services Council	0.33530	$430,926	$297,832	$51,411	$246,421
School - State Law	3.09500	$430,926	$297,832	$25,000	$272,832
School - Local Board	2.24800	$430,926	$297,832	$25,000	$272,832
NW FL Water Management	0.02010	$430,926	$297,832	$51,411	$246,421

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	2001	2,174	639

Characteristics

Tax Year	2026
Stories	2
Exterior Wall	Common Brick Const
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	3/2/1
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	1294
A1	Garage Finished	618
A2	Open Porch Finish	21
A3	Upper Story Finished	880

Sketch

