



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 140405 C0050	Location 9038 EAGLES RIDGE DR
Owner(s) AKOPYAN MILENA GALOYAN ELINA <i>Additional Owners Not Listed</i>	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 3496 VELDA DAIRY DR TALLAHASSEE FL 32309-2171	Parcel Description EAGLE'S RIDGE UNIT 3 LOT 5 BLOCK C OR 1698/2378 1854/2369
Subdivision EAGLE'S RIDGE UNIT 3	Tax District 2 - COUNTY
Acreage 0.1700	Parent Parcel 1403202000000

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
12/6/2024	\$100	6014/153	Quit Claim	Improved
3/25/2024	\$277,200	5937/873	Cert Of Title	Improved
3/25/2024	\$277,200	5937/559	Cert Of Title	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	\$80,000	\$233,303	\$313,303	\$8,525	\$0
2024	\$80,000	\$225,099	\$305,099	\$0	\$0
2023	\$75,000	\$216,463	\$291,463	\$0	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$313,303	\$304,778	\$44,801	\$259,977
Leon County - Emergency Medical Service	0.75000	\$313,303	\$304,778	\$44,801	\$259,977
Children Services Council	0.34770	\$313,303	\$304,778	\$44,801	\$259,977
School - State Law	3.11800	\$313,303	\$304,778	\$25,000	\$279,778
School - Local Board	2.24800	\$313,303	\$304,778	\$25,000	\$279,778
NW FL Water Management	0.02070	\$313,303	\$304,778	\$44,801	\$259,977

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1996	1,506	728

Characteristics

Tax Year	2025
Stories	1
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	1506
A1	Screen Porch Fin	224
A2	Open Porch Finish	32
A3	Garage Finished	472

Sketch

