



# 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 140926 L0070	Location 8290 CHARRINGTON FOREST BLVD
Owner(s) DOUCETTE JORDAN HALL NICKOLAUS P <i>Additional Owners Not Listed</i>	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 8290 CHARRINGTON FOREST BLVD TALLAHASSEE FL 32312	Parcel Description KILLEARN COMMONS II 9 2N 1E LOT 7 BLOCK L OR 1996/2207 2142/1025
Subdivision KILLEARN COMMONS PHASE 2	Tax District 2 - COUNTY
Acreage 0.1400	Parent Parcel

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
6/18/2024	\$375,000	5962/2005	Warranty Deed	Improved
9/11/2019	\$100	5365/1175	Quit Claim	Improved
3/12/2015	\$180,000	4775/610	Warranty Deed	Improved

## Homestead Information

Tax Year	Status	Details
2026	No	
2025	No	

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$60,000	\$236,569	\$296,569	\$0	\$0
2024	\$60,000	\$228,375	\$288,375	\$0	\$0
2023	\$55,000	\$222,536	\$277,536	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$296,569	\$296,569	\$0	\$296,569
Leon County - Emergency Medical Service	0.75000	\$296,569	\$296,569	\$0	\$296,569
Children Services Council	0.34770	\$296,569	\$296,569	\$0	\$296,569
School - State Law	3.11800	\$296,569	\$296,569	\$0	\$296,569
School - Local Board	2.24800	\$296,569	\$296,569	\$0	\$296,569
NW FL Water Management	0.02070	\$296,569	\$296,569	\$0	\$296,569

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	2000	1,784	416

### Characteristics

Tax Year	2025
Stories	2
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	4/2/1
Pool	No

### Measurements

Area	Description	SqFt
A0	Main Building	1304
A1	Open Porch Finish	16
A2	Garage Finished	400
A3	Upper Story Finished	480

## Sketch

