

**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 141925 AA0490	Location 6309 COACH HOUSE CT
Owner(s) BREEDLOVE PAUL D BREEDLOVE AUBREY	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 6309 COACH HOUSE CT TALLAHASSEE FL 32312-8000	Parcel Description OX BOTTOM MANOR UNIT II PHASE I LOT 49 BLOCK AA OR 1621/2104 2265/695
Subdivision OX BOTTOM MANOR	Tax District 1 - CITY
Acreage 0.6600	Parent Parcel 1418200030000

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
7/8/2026	\$548,000	6190/1192	Warranty Deed	Improved
7/17/2024	\$100	5971/1281	Quit Claim	Improved
1/26/2006	\$360,000	3447/859	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	\$100,000	\$346,065	\$446,065	\$0	\$0
2024	\$95,000	\$329,690	\$424,690	\$0	\$0
2023	\$85,000	\$321,289	\$406,289	\$0	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$446,065	\$446,065	\$0	\$446,065
Leon County - Emergency Medical Service	0.75000	\$446,065	\$446,065	\$0	\$446,065
Children Services Council	0.34770	\$446,065	\$446,065	\$0	\$446,065
School - State Law	3.11800	\$446,065	\$446,065	\$0	\$446,065
School - Local Board	2.24800	\$446,065	\$446,065	\$0	\$446,065
City of Tallahassee	4.40720	\$446,065	\$446,065	\$0	\$446,065
NW FL Water Management	0.02070	\$446,065	\$446,065	\$0	\$446,065

Building

Residential	Single Family	1992	2,443	725
-------------	---------------	------	-------	-----

Characteristics

Tax Year	2025
Stories	1
Exterior Wall	Wood Stucco
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	2443
A1	Screen Porch Fin	231
A2	Open Porch Finish	54
A3	Garage Finished	440

Sketch

