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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 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
2027	No	
2026	No	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2026	$100,000	$351,660	$451,660	$0	$0
2025	$100,000	$346,065	$446,065	$0	$0
2024	$95,000	$329,690	$424,690	$0	$0

2026 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	$451,660	$451,660	$0	$451,660
Leon County - Emergency Medical Service	0.75000	$451,660	$451,660	$0	$451,660
Children Services Council	0.33530	$451,660	$451,660	$0	$451,660
School - State Law	3.09500	$451,660	$451,660	$0	$451,660
School - Local Board	2.24800	$451,660	$451,660	$0	$451,660
City of Tallahassee	4.25730	$451,660	$451,660	$0	$451,660
NW FL Water Management	0.02010	$451,660	$451,660	$0	$451,660

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1992	2,443	725

Characteristics

Tax Year	2026
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

