



Leon County Property Appraiser - Parcel Details

Printed on: 09/22/2025

The Tax Roll is compiled by Legal Descriptions recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

Parcel Summary

Parcel Number 1423180000530	Location 6830 BIRD SONG TRL
Owner(s) AYVAZYAN ARMAN AYVAZYAN ANZHELA <small>Additional Owners Not Listed</small>	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 6830 BIRDSONG TRL TALLAHASSEE FL 32309-1802	Legal QUAIL VALLEY UNREC 23 24 25 & 26 2N 1E 2 A IN N 1/2 OF NW 1/4 OF SEC 25 OR 894/555 1320/94
Subdivision QUAIL VALLEY UNRECORDED	Tax District 2 - COUNTY
Acreage 2.0000	Parent Parcel

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
4/17/2025	\$395,000	6051/1097	Warranty Deed	Improved
3/11/2025	\$0	6051/1095	Death Certificate	Improved
3/4/2025	\$100	6035/2274	Quit Claim	Improved

Homestead Information

Tax Year	Status	Details
2025	Yes	If no change in ownership occurred before Jan 1, 2025
2024	Yes	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2024	\$100,000	\$327,244	\$427,244	\$170,897	\$0
2023	\$80,000	\$318,787	\$398,787	\$149,906	\$0
2022	\$60,000	\$278,756	\$338,756	\$97,124	\$0

2024 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$427,244	\$256,347	\$95,269	\$161,078
Leon County - Emergency Medical Service	0.75000	\$427,244	\$256,347	\$95,269	\$161,078
Children Services Council	0.34770	\$427,244	\$256,347	\$95,269	\$161,078
School - State Law	3.13600	\$427,244	\$256,347	\$75,269	\$181,078
School - Local Board	2.24800	\$427,244	\$256,347	\$75,269	\$181,078
NW FL Water Management	0.02180	\$427,244	\$256,347	\$95,269	\$161,078

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1995	2,512	736

Characteristics

Tax Year	2024
Stories	1
Exterior Wall	Wood Stucco
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	2512
A1	Screen Porch Fin	336
A2	Garage Finished	400

Sketch

