

**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 142560 3I0090	Location 3165 LOOKOUT TRL
Owner(s) BRUSSEAU MICHAEL BRUSSEAU CARRIE	Property Use  0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address  8105 MEADOWOOD LN KNOXVILLE TN 37919	Parcel Description KILLEARN ACRES UNIT 4 LOT 9                      BLOCK 3I OR 1457/2165
Subdivision KILLEARN ACRES	Tax District 2 - COUNTY
Acreage 0.3700	Parent Parcel

**Sales Information**

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
2/23/2006	\$175,000	3467/1468	Warranty Deed	Improved
1/1/1990	\$75,000	1457/2165	Warranty Deed	Improved
1/1/1986	\$7,500	1213/2284	Warranty Deed	Vacant

**Homestead Information**

Tax Year	Status	Details
2026	No	
2025	No	

**Certified Value History**

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$65,000	\$171,582	\$236,582	\$0	\$0
2024	\$65,000	\$163,478	\$228,478	\$0	\$0
2023	\$55,000	\$167,308	\$222,308	\$0	\$0

**2025 Certified Taxable Value**

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$236,582	\$236,582	\$0	\$236,582
Leon County - Emergency Medical Service	0.75000	\$236,582	\$236,582	\$0	\$236,582
Children Services Council	0.34770	\$236,582	\$236,582	\$0	\$236,582
School - State Law	3.11800	\$236,582	\$236,582	\$0	\$236,582
School - Local Board	2.24800	\$236,582	\$236,582	\$0	\$236,582
NW FL Water Management	0.02070	\$236,582	\$236,582	\$0	\$236,582

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1986	1,376	458

Characteristics

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

Measurements

Area	Description	SqFt
A0	Main Building	1376
A1	Open Porch Finish	40
A2	Garage Finished	418

Sketch

