

**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 151525 J0050	Location 7474 CREEKRIDGE CIR
Owner(s) KANE SAMANTHA L KANE SEAN R	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 7474 CREEKRIDGE CIR TALLAHASSEE FL 32309	Parcel Description CHEMONIE CROSSING III LOT 5 BLOCK J OR 1528/1306 2340/1836
Subdivision CHEMONIE CROSSING PHASE III	Tax District 2 - COUNTY
Acreage 3.0100	Parent Parcel 151525 0000

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
8/25/2025	\$700,000	6091/1908	Warranty Deed	Improved
1/1/2000	\$51,500	2340/1836	Warranty Deed	Vacant

Homestead Information

Tax Year	Status	Details
2027	Yes	If no change in ownership occurs before Jan 1, 2027
2026	Yes	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2026	\$90,000	\$495,032	\$585,032	\$38,893	\$0
2025	\$90,000	\$449,021	\$539,021	\$138,276	\$0
2024	\$90,000	\$433,480	\$523,480	\$134,029	\$0

2026 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$585,032	\$546,139	\$51,411	\$494,728
Leon County - Emergency Medical Service	0.75000	\$585,032	\$546,139	\$51,411	\$494,728
Children Services Council	0.33530	\$585,032	\$546,139	\$51,411	\$494,728
School - State Law	3.09500	\$585,032	\$546,139	\$25,000	\$521,139
School - Local Board	2.24800	\$585,032	\$546,139	\$25,000	\$521,139
NW FL Water Management	0.02010	\$585,032	\$546,139	\$51,411	\$494,728

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	2002	2,868	892

Characteristics

Tax Year	2026
Stories	1
Exterior Wall	Common Brick Const
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	4/3/0
Pool	Yes

Measurements

Area	Description	SqFt
A0	Main Building	2868
A1	Screen Porch Fin	130
A2	Garage Finished	594
A3	Open Porch Finish	91
A4	Open Porch Finish	77

Sketch

