



## 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<br>2111204010000                                    | Location<br>3245 LAKESHORE DR  |
| Owner(s)<br>DURHAM JAMES ARTHUR<br>DURHAM DEMI                    | Property Use<br>0100 - SINGLE FAMILY RESIDENTIAL   |
| Mailing Address<br>3245 LAKESHORE DR<br>TALLAHASSEE FL 32312-1482 | Parcel Description<br>11 1N 1W<br>IN N 1/2 OF S 1/2 E OF<br>LAKESHORE DR<br>DB 265/187 OR 166/563 1632/957 |
| Subdivision<br>UNPLATTED LAND                                     | Tax District<br>2 - COUNTY   |
| Acreage<br>1.8200   | Parent Parcel  |

### Sales Information

| Sale Date | Sale Price | Book/Page | Instrument Type | Improved/Vacant |
|-----------|------------|-----------|-----------------|-----------------|
| 5/30/2025 | \$450,000  | 6062/1785 | Warranty Deed   | Improved        |
| 5/30/2025 | \$100      | 6062/1783 | Warranty Deed   | Improved        |
| 5/30/2025 | \$100      | 6062/1781 | Warranty Deed   | Improved        |

### Homestead Information

| Tax Year | Status | Details   |
|----------|--------|---|
| 2026     | Yes    | If no change in ownership occurred before Jan 1, 2026 |
| 2025     | No     |   |

### Certified Value History

| Tax Year | Land     | Building  | Total Market | Homestead Savings | Classified Use |
|----------|----------|-----------|--------------|-------------------|----------------|
| 2025     | \$75,000 | \$269,832 | \$344,832    | \$0               | \$0            |
| 2024     | \$75,000 | \$366,557 | \$441,557    | \$0               | \$0            |
| 2023     | \$75,000 | \$352,524 | \$427,524    | \$0               | \$0            |

### 2025 Certified Taxable Value

| Taxing Authority                        | Millage Rate | Market    | Assessed  | Exempt | Taxable   |
|---|--------------|-----------|-----------|--------|-----------|
| Leon County                             | 8.31440      | \$344,832 | \$344,832 | \$0    | \$344,832 |
| Leon County - Emergency Medical Service | 0.75000      | \$344,832 | \$344,832 | \$0    | \$344,832 |
| Children Services Council               | 0.34770      | \$344,832 | \$344,832 | \$0    | \$344,832 |
| School - State Law                      | 3.11800      | \$344,832 | \$344,832 | \$0    | \$344,832 |
| School - Local Board                    | 2.24800      | \$344,832 | \$344,832 | \$0    | \$344,832 |
| NW FL Water Management                  | 0.02070      | \$344,832 | \$344,832 | \$0    | \$344,832 |
|   |              |           |           |        |           |
|   |              |           |           |        |           |

## Building

| Building Use | Building Type | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|--------------|---------------|------------|--------------------|----------------|
| Residential  | Single Family | 1966       | 2,695              | 2,550          |

## Characteristics

|                      |                            |
|----------------------|----------------------------|
| <b>Tax Year</b>      | 2025                       |
| <b>Stories</b>       | 1                          |
| <b>Exterior Wall</b> | <b>Siding Average</b>      |
| <b>Roof Frame</b>    | <b>Wood Framed/Truss</b>   |
| <b>Roof Cover</b>    | <b>Composition Shingle</b> |
|                      |                            |
| <b>Pool</b>          | <b>No</b>                  |

## Measurements

| Area | Description            | SqFt |
|------|------------------------|------|
| A0   | Main Building          | 2120 |
| A1   | Screen Porch Unfin     | 308  |
| A2   | Base Semi-Finished     | 575  |
| A3   | Garage Finished        | 546  |
| A4   | Det Utility Unfinished | 773  |

## Sketch

