



# Leon County Property Appraiser - Parcel Details

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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 211250 R0140	Location 245 DOLPHIN CT
Owner(s) REED CHRISTOPHER	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 331 REMINGTON RUN LOOP TALLAHASSEE FL 32312	Parcel Description LAKESHORE ESTATES UNIT 4 LOT 14                      BLOCK R OR 1173/457
Subdivision LAKESHORE ESTATES UNITS NO 4	Tax District 2 - COUNTY
Acreage 0.4000	Parent Parcel

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
10/17/2024	\$275,000	5998/1690	Warranty Deed	Improved
5/14/2023	\$0	5872/893	Death Certificate	Improved
3/7/2023	\$239,000	5823/1581	Warranty Deed	Improved

## Homestead Information

Tax Year	Status	Details
2026	No	
2025	No	

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$60,000	\$197,647	\$257,647	\$0	\$0
2024	\$60,000	\$205,088	\$265,088	\$0	\$0
2023	\$50,000	\$197,638	\$247,638	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$257,647	\$257,647	\$0	\$257,647
Leon County - Emergency Medical Service	0.75000	\$257,647	\$257,647	\$0	\$257,647
Children Services Council	0.34770	\$257,647	\$257,647	\$0	\$257,647
School - State Law	3.11800	\$257,647	\$257,647	\$0	\$257,647
School - Local Board	2.24800	\$257,647	\$257,647	\$0	\$257,647
NW FL Water Management	0.02070	\$257,647	\$257,647	\$0	\$257,647

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1978	1,543	732

### Characteristics

Tax Year	2025
Stories	1
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	3/2/0
Pool	No

### Measurements

Area	Description	SqFt
A0	Main Building	1543
A1	Enclosed Porch Unfinished	220
A2	Open Porch Finish	48
A3	Garage Finished	464

## Sketch

