



# 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 211726 H0020	Location 3390 WOODBRIAR LN
Owner(s) FLEURANTIN GUECHELINE	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 3390 WOODBRIAR LN TALLAHASSEE FL 32303-7532	Parcel Description WOODBRIAR SUBDIVISION 17 1N 1W LOT 2 BLOCK H
Subdivision WOODBRIAR SUBDIVISION	Tax District 1 - CITY
Acreage 0.1100	Parent Parcel 2117510001000

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
11/27/2024	\$247,500	6010/471	Warranty Deed	Improved
9/4/2019	\$130,200	5378/1911	Warranty Deed	Improved
4/12/2019	\$110,100	5303/870	Cert Of Title	Improved

## Homestead Information

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

## Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2025	\$40,000	\$156,627	\$196,627	\$0	\$0
2024	\$35,000	\$151,070	\$186,070	\$50,801	\$0
2023	\$30,000	\$147,087	\$177,087	\$45,758	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$196,627	\$196,627	\$50,722	\$145,905
Leon County - Emergency Medical Service	0.75000	\$196,627	\$196,627	\$50,722	\$145,905
Children Services Council	0.34770	\$196,627	\$196,627	\$50,722	\$145,905
School - State Law	3.11800	\$196,627	\$196,627	\$25,000	\$171,627
School - Local Board	2.24800	\$196,627	\$196,627	\$25,000	\$171,627
City of Tallahassee	4.40720	\$196,627	\$196,627	\$50,722	\$145,905
NW FL Water Management	0.02070	\$196,627	\$196,627	\$50,722	\$145,905

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	2005	1,234	392

### 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	1234
A1	Garage Finished	264
A2	Open Porch Finish	128

## Sketch

