



# 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 243230 D0060	Location 4366 COOL VIEW DR
Owner(s) MIGNAN FAITH MIGNAN CHRISTOPHER DANIEL	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 4366 COOL VIEW DR TALLAHASSEE FL 32303	Parcel Description LAKESIDE LOT 6      BLOCK D OR 1803/861
Subdivision LAKESIDE	Tax District 2 - COUNTY
Acreage 0.1600	Parent Parcel B254510000130

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
7/25/2023	\$307,000	5870/1736	Warranty Deed	Improved
7/29/2019	\$206,000	5342/456	Warranty Deed	Improved
3/19/2019	\$150,100	5296/1349	Warranty Deed	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	\$45,000	\$243,386	\$288,386	\$12,437	\$0
2024	\$45,000	\$234,501	\$279,501	\$11,329	\$0
2023	\$40,000	\$228,074	\$268,074	\$91,745	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$288,386	\$275,949	\$50,722	\$225,227
Leon County - Emergency Medical Service	0.75000	\$288,386	\$275,949	\$50,722	\$225,227
Children Services Council	0.34770	\$288,386	\$275,949	\$50,722	\$225,227
School - State Law	3.11800	\$288,386	\$275,949	\$25,000	\$250,949
School - Local Board	2.24800	\$288,386	\$275,949	\$25,000	\$250,949
NW FL Water Management	0.02070	\$288,386	\$275,949	\$50,722	\$225,227

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1995	1,473	779

### Characteristics

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

### Measurements

Area	Description	SqFt
A0	Main Building	1473
A1	Screen Porch Fin	140
A2	Garage Finished	380
A3	Open Porch Finish	35
A4	Screen Porch Unfin	224

## Sketch

