



# 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 320450 B0530	Location 8717 MANCHESTER CT
Owner(s) CHINNERS COLTON R CHINNERS ASHLEY L	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 8717 MANCHESTER CT TALLAHASSEE FL 32311-9431	Parcel Description MEADOWS AT WOODRUN UNIT 3 LOT 53                      BLOCK B OR 997/810
Subdivision MEADOWS AT WOODRUN	Tax District 2 - COUNTY
Acreage 0.4100	Parent Parcel

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
10/30/2025	\$264,000	6112/1544	Warranty Deed	Improved
3/16/2016	\$100	4906/689	Quit Claim	Improved
3/28/2014	\$90,000	4649/2155	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	\$45,000	\$98,514	\$143,514	\$0	\$0
2024	\$45,000	\$124,987	\$169,987	\$0	\$0
2023	\$40,000	\$120,196	\$160,196	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$143,514	\$143,514	\$0	\$143,514
Leon County - Emergency Medical Service	0.75000	\$143,514	\$143,514	\$0	\$143,514
Children Services Council	0.34770	\$143,514	\$143,514	\$0	\$143,514
School - State Law	3.11800	\$143,514	\$143,514	\$0	\$143,514
School - Local Board	2.24800	\$143,514	\$143,514	\$0	\$143,514
NW FL Water Management	0.02070	\$143,514	\$143,514	\$0	\$143,514

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1981	1,111	364

### Characteristics

Tax Year	2025
Stories	1
Exterior Wall	Siding Above Avg
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Pool	No

### Measurements

Area	Description	SqFt
A0	Main Building	1111
A2	Open Porch Finish	64
A3	Garage Finished	300

## Sketch

