



# 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 B0570	Location 8701 MANCHESTER CT
Owner(s) KALLSCHMIDT NATHAN MICHAEL	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 8701 MANCHESTER CT TALLAHASSEE FL 32311-9431	Parcel Description MEADOWS AT WOODRUN UNIT 3 LOT 57 BLOCK B OR 1292/2349 2187/1199
Subdivision MEADOWS AT WOODRUN	Tax District 2 - COUNTY
Acreage 0.2900	Parent Parcel

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
4/4/2025	\$170,000	6046/526	Warranty Deed	Improved
9/19/2007	\$31,900	3780/2306	Warranty Deed	Improved
10/1/1998	\$72,500	2187/1199	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	\$45,000	\$61,555	\$106,555	\$0	\$0
2024	\$45,000	\$116,614	\$161,614	\$0	\$0
2023	\$40,000	\$112,155	\$152,155	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$106,555	\$106,555	\$0	\$106,555
Leon County - Emergency Medical Service	0.75000	\$106,555	\$106,555	\$0	\$106,555
Children Services Council	0.34770	\$106,555	\$106,555	\$0	\$106,555
School - State Law	3.11800	\$106,555	\$106,555	\$0	\$106,555
School - Local Board	2.24800	\$106,555	\$106,555	\$0	\$106,555
NW FL Water Management	0.02070	\$106,555	\$106,555	\$0	\$106,555

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1983	1,049	285

### Characteristics

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

### Measurements

Area	Description	SqFt
A0	Main Building	1049
A1	Garage Finished	273
A2	Open Porch Finish	12

## Sketch

