



# 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 B0710	Location 8504 SOUTHMINSTER CT
Owner(s) KELLY MADISON	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 8504 SOUTHMINSTER CT TALLAHASSEE FL 32311-9424	Parcel Description MEADOWS AT WOODRUN UNIT 3 LOT 71                      BLOCK B OR 1176/1185
Subdivision MEADOWS AT WOODRUN	Tax District 2 - COUNTY
Acreage 0.2700	Parent Parcel

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
1/24/2025	\$217,500	6024/1966	Warranty Deed	Improved
12/21/2018	\$122,800	5270/677	Warranty Deed	Improved
1/31/2002	\$78,900	2619/780	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	\$128,724	\$173,724	\$54,253	\$0
2024	\$45,000	\$122,636	\$167,636	\$51,532	\$0
2023	\$40,000	\$117,951	\$157,951	\$45,229	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$173,724	\$119,471	\$50,722	\$68,749
Leon County - Emergency Medical Service	0.75000	\$173,724	\$119,471	\$50,722	\$68,749
Children Services Council	0.34770	\$173,724	\$119,471	\$50,722	\$68,749
School - State Law	3.11800	\$173,724	\$119,471	\$25,000	\$94,471
School - Local Board	2.24800	\$173,724	\$119,471	\$25,000	\$94,471
NW FL Water Management	0.02070	\$173,724	\$119,471	\$50,722	\$68,749

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1980	1,086	364

### 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	1086
A1	Garage Finished	312
A2	Open Porch Finish	52

## Sketch

