



Leon County Property Appraiser - Parcel Details

Printed on: 04/04/2026

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 320835 A0350	Location 2140 LITTLE RIVER LN
Owner(s) KIRKLAND COURTNEY H KIRKLAND KYLE B	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 2140 LITTLE RIVER LN TALLAHASSEE FL 32311	Parcel Description LAKE HERITAGE ESTATES LOT 35 BLOCK A OR 1840/968 1851/2332 96-538PR OR 1926/75 1979/1838 2031/1870
Subdivision LAKE HERITAGE ESTATES	Tax District 2 - COUNTY
Acreage 0.3900	Parent Parcel

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
12/22/2023	\$180,000	5913/1630	Warranty Deed	Improved
6/26/2009	\$68,900	4002/1232	Warranty Deed	Improved
8/1/1995	\$58,500	1840/0968	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	\$119,472	\$164,472	\$1,045	\$0
2024	\$45,000	\$113,821	\$158,821	\$0	\$0
2023	\$40,000	\$109,472	\$149,472	\$69,335	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$164,472	\$163,427	\$50,722	\$112,705
Leon County - Emergency Medical Service	0.75000	\$164,472	\$163,427	\$50,722	\$112,705
Children Services Council	0.34770	\$164,472	\$163,427	\$50,722	\$112,705
School - State Law	3.11800	\$164,472	\$163,427	\$25,000	\$138,427
School - Local Board	2.24800	\$164,472	\$163,427	\$25,000	\$138,427
NW FL Water Management	0.02070	\$164,472	\$163,427	\$50,722	\$112,705

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1980	1,005	282

Characteristics

Tax Year	2025
Stories	1
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Standing Seam/Pf Metal
Bed/Bath/Half	3/2/0
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	1005
A1	Open Porch Finish	18
A2	Garage Finished	264

Sketch

