



# 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 320883 A0380	Location 2416 CHATEAU LN	Additional Locations Not Listed
Owner(s) RIVENBURGH ALBERT RIVENBURGH LINDSAY	Property Use 0800 - MFR < 10 UNITS - RESIDENTIAL	
Mailing Address 70540 RIVERTOWN RD FAIRBURN GA 30213	Parcel Description WOODRUN EAST UNIT 2 LOT 38 BLOCK A OR 1039/396 2059/2077 OR 2190/322 OR 2347/1417	
Subdivision WOODRUN EAST	Tax District 2 - COUNTY	
Acreage 1.0200	Parent Parcel	

## Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
3/21/2025	\$259,000	6041/1393	Warranty Deed	Improved
11/15/2005	\$152,500	3407/2172	Warranty Deed	Improved
2/1/2000	\$100	2347/1417	Warranty Deed	Vacant

## 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	\$131,065	\$176,065	\$0	\$0
2024	\$45,000	\$103,246	\$148,246	\$0	\$0
2023	\$40,000	\$97,023	\$137,023	\$0	\$0

## 2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$176,065	\$171,985	\$0	\$171,985
Leon County - Emergency Medical Service	0.75000	\$176,065	\$171,985	\$0	\$171,985
Children Services Council	0.34770	\$176,065	\$171,985	\$0	\$171,985
School - State Law	3.11800	\$176,065	\$176,065	\$0	\$176,065
School - Local Board	2.24800	\$176,065	\$176,065	\$0	\$176,065
NW FL Water Management	0.02070	\$176,065	\$171,985	\$0	\$171,985

## Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Multi Family	1996	1,920	36

### Characteristics

Tax Year	2025
Stories	1
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	4/4/0
Pool	No

### Measurements

Area	Description	SqFt
A0	Main Building	1920
A1	Open Porch Finish	18
A2	Open Porch Finish	18

## Sketch

