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Leon County Property Appraiser - Parcel Details

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 320925 A0180	**Location** 3964 CAMINO REAL
Owner(s) MELATTI MORGAN BIANCHET RYAN	**Property Use** 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 3964 CAMINO REAL TALLAHASSEE FL 32311-3407	**Parcel Description** BOSQUE DE AUGUSTINE LOT 18 BLOCK A OR 1762/812 #11-CP-82
Subdivision BOSQUE DE AUGUSTINE SUBDIVISION	**Tax District** 2 - COUNTY
Acreage 0.5900	**Parent Parcel** 3209204010000

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
6/15/2026	$340,000	6183/1520	Warranty Deed	Improved
6/12/2025	$149,900	6068/837	Trustee'S Deed	Improved
9/19/2020	$100	5500/531	Quit Claim	Improved

Homestead Information

Tax Year	Status	Details
2027	No	
2026	No	

Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2026	$50,000	$37,360	$87,360	$0	$0
2025	$50,000	$36,296	$86,296	$0	$0
2024	$50,000	$169,572	$219,572	$67,487	$0

2026 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	$87,360	$87,360	$0	$87,360
Leon County - Emergency Medical Service	0.75000	$87,360	$87,360	$0	$87,360
Children Services Council	0.33530	$87,360	$87,360	$0	$87,360
School - State Law	3.09500	$87,360	$87,360	$0	$87,360
School - Local Board	2.24800	$87,360	$87,360	$0	$87,360
NW FL Water Management	0.02010	$87,360	$87,360	$0	$87,360

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1991	1,394	714

Characteristics

Tax Year	2026
Stories	1
Exterior Wall	Siding Average
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Pool	No

Measurements

Area	Description	SqFt
A0	Main Building	1394
A1	Garage Finished	420
A2	Open Porch Finish	126
A3	Screen Porch Fin	168

Sketch

