

**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 332708 C0030	Location 12200 RUNYAN LN
Owner(s) CWABS INC ASSET-BACKED CERTIFICATES	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address C/O BANK OF NEW YORK MELLON 8950 CYPRESS WATERS BLVD COPPELL TX 75019	Parcel Description HIDDEN ACRES UNREC 27 2S 1E 2.967 A LOT 3 BLOCK C OR 1765/1640
Subdivision HIDDEN ACRES UNRECORDED	Tax District 2 - COUNTY
Acreage 2.9670	Parent Parcel 332708 C0040

Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
8/24/2026	\$80,700	6204/1136	Cert Of Title	Improved
9/1/1994	\$7,000	1765/1640	Warranty Deed	Vacant

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	\$29,670	\$102,585	\$132,255	\$63,481	\$0
2024	\$29,670	\$97,743	\$127,413	\$60,577	\$0
2023	\$23,736	\$95,348	\$119,084	\$54,195	\$0

2025 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$132,255	\$68,774	\$43,774	\$25,000
Leon County - Emergency Medical Service	0.75000	\$132,255	\$68,774	\$43,774	\$25,000
Children Services Council	0.34770	\$132,255	\$68,774	\$43,774	\$25,000
School - State Law	3.11800	\$132,255	\$68,774	\$25,000	\$43,774
School - Local Board	2.24800	\$132,255	\$68,774	\$25,000	\$43,774
NW FL Water Management	0.02070	\$132,255	\$68,774	\$43,774	\$25,000

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1995	1,004	0

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	1004

Sketch

