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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**<br>332708 C0030 | **Location**<br>12200 RUNYAN LN |
| **Owner(s)**<br>CWABS INC ASSET-BACKED CERTIFICATES | **Property Use**<br>0100 - SINGLE FAMILY RESIDENTIAL |
| **Mailing Address**<br>C/O BANK OF NEW YORK MELLON<br>8950 CYPRESS WATERS BLVD<br>COPPELL TX 75019 | **Parcel Description**<br>HIDDEN ACRES UNREC<br>27 2S 1E 2.967 A<br>LOT 3 BLOCK C<br>OR 1765/1640 |
| **Subdivision**<br>HIDDEN ACRES UNRECORDED | **Tax District**<br>2 - COUNTY |
| **Acreage**<br>2.9670 | **Parent Parcel**<br>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 |
|---|---|---|
| 2027 | No | |
| 2026 | Yes | |

## Certified Value History

| Tax Year | Land | Building | Total Market | Homestead Savings | Classified Use |
|---|---|---|---|---|---|
| 2026 | $29,670 | $105,637 | $135,307 | $64,676 | $0 |
| 2025 | $29,670 | $102,585 | $132,255 | $63,481 | $0 |
| 2024 | $29,670 | $97,743 | $127,413 | $60,577 | $0 |

## 2026 Certified Taxable Value

| Taxing Authority | Millage Rate | Market | Assessed | Exempt | Taxable |
|---|---|---|---|---|---|
| Leon County | 8.31440 | $135,307 | $70,631 | $45,631 | $25,000 |
| Leon County - Emergency Medical Service | 0.75000 | $135,307 | $70,631 | $45,631 | $25,000 |
| Children Services Council | 0.33530 | $135,307 | $70,631 | $45,631 | $25,000 |
| School - State Law | 3.09500 | $135,307 | $70,631 | $25,000 | $45,631 |
| School - Local Board | 2.24800 | $135,307 | $70,631 | $25,000 | $45,631 |
| NW FL Water Management | 0.02010 | $135,307 | $70,631 | $45,631 | $25,000 |
| | | | | | |
| | | | | | |

## Building

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

## 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 | 1004 |
| | | |
| | | |
| | | |
| | | |

## Sketch

