



## Leon County Property Appraiser - Parcel Details

Printed on: 08/30/2025

The Tax Roll is compiled by Legal Descriptions recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

### Parcel Summary

|   |  |
|---|--|
| Parcel Number<br>4305202590000                                    | Location<br>3423 EAGLES BLUFF TRCE                     |
| Owner(s)<br>TURNER JOHN ROBERT<br>MAN SIUHANG                     | Property Use<br>0100 - SINGLE FAMILY RESIDENTIAL       |
| Mailing Address<br>3423 EAGLES BLUFF TRCE<br>TALLAHASSEE FL 32310 | Legal<br>SECTION 5 T1S R3W<br>OR 5282/130 AND 5937/378 |
| Subdivision<br>UNPLATTED LAND                                     | Tax District<br>2 - COUNTY                             |
| Acreage<br>3.7900   | Parent Parcel  |

### Sales Information

| Sale Date | Sale Price | Book/Page | Instrument Type | Improved/Vacant |
|-----------|------------|-----------|-----------------|-----------------|
| 3/26/2024 | \$175,000  | 5937/378  | Warranty Deed   | Vacant          |
| 2/6/2019  | \$410,000  | 5282/130  | Warranty Deed   | Improved        |
| 6/8/2018  | \$175,000  | 5203/888  | Warranty Deed   | Vacant          |

### Homestead Information

| Tax Year | Status | Details   |
|----------|--------|---|
| 2025     | Yes    | If no change in ownership occurred before Jan 1, 2025 |
| 2024     | Yes    |   |

### Certified Value History

| Tax Year | Land      | Building  | Total Market | Homestead Savings | Classified Use |
|----------|-----------|-----------|--------------|-------------------|----------------|
| 2024     | \$178,130 | \$454,890 | \$633,020    | \$174,862         | \$0            |
| 2023     | \$68,400  | \$443,508 | \$511,908    | \$170,677         | \$0            |
| 2022     | \$61,560  | \$403,449 | \$465,009    | \$137,659         | \$0            |

### 2024 Certified Taxable Value

| Taxing Authority                        | Millage Rate | Market    | Assessed  | Exempt   | Taxable   |
|---|--------------|-----------|-----------|----------|-----------|
| Leon County                             | 8.31440      | \$633,020 | \$458,158 | \$50,000 | \$408,158 |
| Leon County - Emergency Medical Service | 0.75000      | \$633,020 | \$458,158 | \$50,000 | \$408,158 |
| Children Services Council               | 0.34770      | \$633,020 | \$458,158 | \$50,000 | \$408,158 |
| School - State Law                      | 3.13600      | \$633,020 | \$458,158 | \$25,000 | \$433,158 |
| School - Local Board                    | 2.24800      | \$633,020 | \$458,158 | \$25,000 | \$433,158 |
| NW FL Water Management                  | 0.02180      | \$633,020 | \$458,158 | \$50,000 | \$408,158 |
|   |              |           |           |          |           |
|   |              |           |           |          |           |

Building

| Building Use | Building Type | Year Built | Heated/Cooled SqFt | Auxiliary SqFt |
|--------------|---------------|------------|--------------------|----------------|
| Residential  | Single Family | 1960       | 3,193              | 3,269          |

Characteristics

|               |                     |
|---------------|---------------------|
| Tax Year      | 2024                |
| Stories       | 1                   |
| Exterior Wall | Common Brick Const  |
| Roof Frame    | Wood Framed/Truss   |
| Roof Cover    | Composition Shingle |
| Bed/Bath/Half | 5/3/0               |
| Pool          | No                  |

Measurements

| Area | Description            | SqFt |
|------|------------------------|------|
| A0   | Main Building          | 2629 |
| A1   | Open Porch Finish      | 187  |
| A2   | Open Porch Finish      | 176  |
| A3   | Enclosed Garage Finish | 564  |
| A4   | Bsmt Unfinished        | 2077 |

Sketch

