

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

**MONTAGUE HOMES FLORIDA LLC**  
103 FOULK RD SUITE 900  
WILMINGTON, DE 19803

**Primary Site Address**  
6408 CRIMSON LEAF LN  
Jacksonville FL 32244-

**Official Record Book/Page**  
16796-00357

**Tile #**  
5524

**6408 CRIMSON LEAF LN**

Property Detail

<b>RE #</b>	015862-1395
<b>Tax District</b>	GS
<b>Property Use</b>	0100 Single Family
<b># of Buildings</b>	1
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	06209 GENTLE WOODS PHASE 3
<b>Total Area</b>	6865

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

Value Summary

Value Description	2023 Certified	2024 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$193,582.00	\$184,358.00
<b>Extra Feature Value</b>	\$2,214.00	\$2,076.00
<b>Land Value (Market)</b>	\$55,000.00	\$60,000.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$250,796.00	\$246,434.00
<b>Assessed Value</b>	\$203,958.00	\$224,353.00
<b>Cap Diff/Portability Amt</b>	\$46,838.00 / \$0.00	\$22,081.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$203,958.00	See below

**Taxable Values and Exemptions – In Progress**

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value  
No applicable exemptions

SJRWMD/FIND Taxable Value  
No applicable exemptions

School Taxable Value  
No applicable exemptions

**Sales History**

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<a href="#">16796-00357</a>	5/22/2014	\$122,200.00	WD - Warranty Deed	Qualified	Improved
<a href="#">13379-00440</a>	6/30/2006	\$196,800.00	WD - Warranty Deed	Qualified	Improved
<a href="#">13002-01138</a>	12/16/2005	\$27,000.00	WD - Warranty Deed	Qualified	Vacant
<a href="#">00057-00043</a>	10/12/2004	\$100.00	PB - Plat Book	Unqualified	Vacant

**Extra Features**

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPPR7	Fireplace Prefab	1	0	0	1.00	\$2,076.00

**Land & Legal**

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	PUD	70.00	100.00	Common	1.00	Lot	\$60,000.00

Legal

LN	Legal Description
1	57-43 24-3S-25E .16
2	GENTLE WOODS PHASE 3
3	LOT 183

**Buildings**

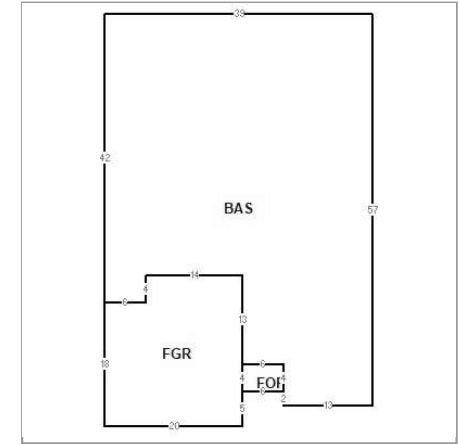
Building 1  
 Building 1 Site Address  
 6408 CRIMSON LEAF LN Unit  
 Jacksonville FL 32244-

<b>Building Type</b>	0101 - SFR 1 STORY
<b>Year Built</b>	2006
<b>Building Value</b>	\$184,358.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1831	1831	1831
Finished Garage	416	0	208
Finished Open Porch	24	0	7
Total	2271	1831	2046

Element	Code	Detail
Exterior Wall	16	16 Frame Stucco
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	8	8 Sheet Vinyl
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Baths	2.000	
Bedrooms	4.000	
Stories	1.000	
Rooms / Units	1.000	



**2024 Notice of Proposed Property Taxes Notice (TRIM Notice)**

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	\$224,353.00	\$0.00	\$224,353.00	\$2,308.17	\$2,538.98	\$2,458.91
Public Schools: By State Law	\$246,434.00	\$0.00	\$246,434.00	\$798.28	\$761.97	\$776.02
By Local Board	\$246,434.00	\$0.00	\$246,434.00	\$563.79	\$553.98	\$545.46
FL Inland Navigation Dist.	\$224,353.00	\$0.00	\$224,353.00	\$5.87	\$6.46	\$5.97
Water Mgmt Dist. SJRWMD	\$224,353.00	\$0.00	\$224,353.00	\$36.57	\$40.23	\$37.83
School Board Voted	\$246,434.00	\$0.00	\$246,434.00	\$250.80	\$246.43	\$246.43
			Totals	\$3,963.48	\$4,148.05	\$4,070.62

Description	Just Value	Assessed Value	Exemptions	Taxable Value
<b>Last Year</b>	\$250,796.00	\$203,958.00	\$0.00	\$203,958.00
<b>Current Year</b>	\$246,434.00	\$224,353.00	\$0.00	\$224,353.00

**2024 TRIM Property Record Card (PRC)**

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

**Property Record Card (PRC)**

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

**2023**

**2022**

**2021**

**2020**

**2019**

**2018**

**2017**

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**2016**


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**2015**

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**2014**

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- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

**More Information**

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)