

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
6905 CRYSTAL RIVER RD
Jacksonville FL 32219-

Official Record Book/Page
16797-01261

Tile #
5301

6905 CRYSTAL RIVER RD

Property Detail

RE #	003809-2230
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	06009 ROLLING RIVER EST U2B PH1
Total Area	12992

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
Value Method	CAMA	CAMA
Total Building Value	\$199,799.00	\$181,577.00
Extra Feature Value	\$1,957.00	\$1,824.00
Land Value (Market)	\$43,000.00	\$50,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$244,756.00	\$233,401.00
Assessed Value	\$202,715.00	\$222,986.00
Cap Diff/Portability Amt	\$42,041.00 / \$0.00	\$10,415.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$202,715.00	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
16797-01261	5/20/2014	\$116,200.00	SW - Special Warranty	Unqualified	Improved
16721-01607	3/12/2014	\$78,600.00	SW - Special Warranty	Unqualified	Improved
16685-00564	2/5/2014	\$100.00	CT - Certificate of Title	Unqualified	Improved
11498-01438	10/31/2003	\$141,800.00	WD - Warranty Deed	Unqualified	Improved
10935-00356	2/18/2003	\$767,000.00	WD - Warranty Deed	Unqualified	Vacant
00055-00074	1/13/2003	\$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	\$1,824.00

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	0.00	0.00	Common	1.00	Lot	\$50,000.00

Legal

LN	Legal Description
1	55-74 01-1S-25E .30
2	ROLLING RIVER ESTATES UNIT 2B
3	PHASE 1

Buildings 

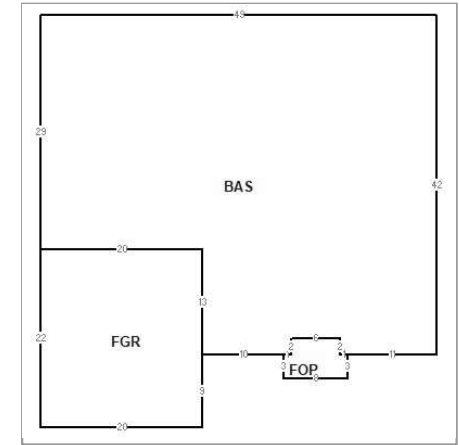
Building 1
 Building 1 Site Address
 6905 CRYSTAL RIVER RD Unit
 Jacksonville FL 32219-

Building Type	0101 - SFR 1 STORY
Year Built	2003
Building Value	\$181,577.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1786	1786	1786
Finished Garage	440	0	220
Finished Open Porch	36	0	11
Total	2262	1786	2017

Element	Code	Detail
Exterior Wall	20	20 Face Brick
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
Stories	1.000	
Bedrooms	3.000	
Baths	2.000	
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	\$222,986.00	\$0.00	\$222,986.00	\$2,294.11	\$2,523.51	\$2,443.93
Public Schools: By State Law	\$233,401.00	\$0.00	\$233,401.00	\$779.06	\$721.68	\$734.98
By Local Board	\$233,401.00	\$0.00	\$233,401.00	\$550.21	\$524.69	\$516.61
FL Inland Navigation Dist.	\$222,986.00	\$0.00	\$222,986.00	\$5.84	\$6.42	\$5.93
Water Mgmt Dist. SJRWMD	\$222,986.00	\$0.00	\$222,986.00	\$36.35	\$39.98	\$37.60
School Board Voted	\$233,401.00	\$0.00	\$233,401.00	\$244.76	\$233.40	\$233.40
			Totals	\$3,910.33	\$4,049.68	\$3,972.45

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$244,756.00	\$202,715.00	\$0.00	\$202,715.00
Current Year	\$233,401.00	\$222,986.00	\$0.00	\$222,986.00

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

2016

2015

2014

- 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](#)