



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Neighborhoods Department
Housing & Community Development Division
214 N. Hogan Street, 7th Floor
Jacksonville, Florida 32202
(904) 255-8200
www.coj.net

Local Option Affordable Housing Tax Exemption 2025 Approved Certifications

Ordinance 2023-0349-E provides an ad valorem tax exemption for portions of multifamily projects containing 50 or more residential units, where 20 percent of the project is used to provide affordable housing.

In its 2023 session, the Florida Legislature passed the “Live Local Act” which addressed the affordable housing crisis in Florida, including authorizing property tax relief for certain properties providing affordable housing to households earning up to 60 percent of the area median income and households whose income does not exceed 30 percent of the area median income. Ordinance 2023-0349-E as passed by the Jacksonville City Council adopts the local option affordable housing tax exemption in Jacksonville, as outlined by the state.

The list below is a public listing of all developments (21) that received the “certification” needed to qualify for the local option affordable housing tax exemption in the 2025 tax year for the City of Jacksonville.

Beachwood Apartments – Beachwood Preservation LP – 112 units eligible

Bennett Creek Apartments – Bowden Road Housing LTD – 107 units eligible

Capril Villa Apartments – Sunrise Affordable Housing Group – 80 units

Hollybrook Apartments – SBV Real Estate – 186 units

Huron-Sophia Apartments – Sunrise Affordable Housing Group – 72 units

Kabana Cove Apartments – Kabana Cove Equity Partners, LLC – 80 units

Sydney Trace Apartments – Sydney Trace, Ltd. – 192 units

Pine Grove (Jackson Palms) – The Richman Group of Florida, Inc. – 166 units eligible

Peyton Ridge Apartments – Peyton Ridge Community, Ltd. – 123 units

Mary Eaves Apartments – Mary Eaves, Ltd. – 80 units



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2025 Approved Certifications (continued)

Lofts at Murray Hill – Lofts at Murray Hill, Ltd. – 55 units eligible

Lofts at Monroe – Lofts at LaVilla on Monroe, Ltd. – 108 units

Lofts at LaVilla – Lofts at LaVilla, Ltd. – 130 units

Lofts at Jefferson Station – Lofts at LaVilla 2, Ltd. – 80 units eligible

Lofts at Brooklyn – Lofts at Brooklyn, Ltd. – 52 units eligible

Caroline Oaks Apartments – Caroline Oaks, Ltd. – 82 units

Melissa Grove Apartments – Melissa Grove, Ltd. – 90 units

Lofts at Cathedral – Lofts at Cathedral, Ltd. – 61 units eligible

Sable Palms Apartments – Sable Palms Preservation LP – 200 units

Riverton Senior Tower Apartments – Ability Riverton, LLC – 117 units

Lofts at San Marco East – Lofts at San Marco East, Ltd. – 172 units