

- 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
 5576 VILLAGE POND CIR
 Jacksonville FL 32222-

Official Record Book/Page
 16907-00243

File #
 5516

5576 VILLAGE POND CIR

Property Detail

RE #	015322-0925
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	06544 MCGIRTS VILLAGE WEST UNIT 1
Total Area	7354

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	\$185,799.00	\$185,004.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$42,000.00	\$48,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$227,799.00	\$233,004.00
Assessed Value	\$198,223.00	\$218,045.00
Cap Diff/Portability Amt	\$29,576.00 / \$0.00	\$14,959.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$198,223.00	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
16907-00243	7/8/2014	\$136,000.00	WD - Warranty Deed	Qualified	Vacant
16517-00653	8/29/2013	\$184,500.00	WD - Warranty Deed	Unqualified	Vacant
00062-00040	8/16/2006	\$100.00	PB - Plat Book	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0190	RES POND LD 3-7 UNITS PER AC	PUD	0.00	0.00	Common	1.00	Lot	\$48,000.00

Legal

LN	Legal Description
1	62-40 16-35-25E .17
2	MCGIRTS VILLAGE WEST UNIT 1
3	LOT 90

Buildings

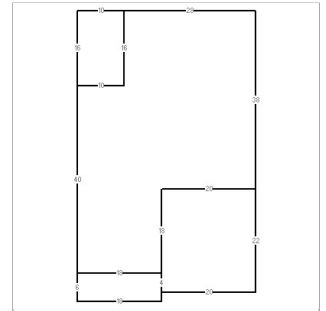
Building 1
 Building 1 Site Address
 5576 VILLAGE POND CIR Unit
 Jacksonville FL 32222-

Building Type	0101 - SFR 1 STORY
Year Built	2014
Building Value	\$185,004.00

Type	Gross Area	Heated Area	Effective Area
Finished Open Porch	108	0	32
Finished Garage	440	0	220
Finished Open Porch	160	0	48
Base Area	1608	1608	1608
Total	2316	1608	1908

Element	Code	Detail
Exterior Wall	6	6 Vertical Sheet
Exterior Wall	8	8 Horizontal Lap
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	\$218,045.00	\$0.00	\$218,045.00	\$2,243.27	\$2,467.59	\$2,389.77
Public Schools: By State Law	\$233,004.00	\$0.00	\$233,004.00	\$725.08	\$720.45	\$733.73
By Local Board	\$233,004.00	\$0.00	\$233,004.00	\$512.09	\$523.79	\$515.73
FL Inland Navigation Dist.	\$218,045.00	\$0.00	\$218,045.00	\$5.71	\$6.28	\$5.80
Water Mgmt Dist. SJRWMD	\$218,045.00	\$0.00	\$218,045.00	\$35.54	\$39.10	\$36.76
School Board Voted	\$233,004.00	\$0.00	\$233,004.00	\$227.80	\$233.00	\$233.00
			Totals	\$3,749.49	\$3,990.21	\$3,914.79

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$227,799.00	\$198,223.00	\$0.00	\$198,223.00
Current Year	\$233,004.00	\$218,045.00	\$0.00	\$218,045.00


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.

Year	County	Public Schools	By Local Board	FL Inland Navigation Dist.	Water Mgmt Dist.	School Board Voted	Taxable Value
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](#)