

Property Information		Request Information		Update Information
File#:	24-2205073	Requested Date:	08/16/2024	Update Requested:
Owner:	MONTAGUE HOMES FLORIDA LLC	Branch:		Requested By:
Address 1:	5576 Village Pond Circle	Date Completed:	08/16/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Jacksonville, FL 32222	# of Parcel(s):	1	

### Notes

**CODE VIOLATIONS**                      Per City of Jacksonville Department of Zoning there are no Code Violation cases on this property.

Collector: City of Jacksonville  
 Payable: 214 North Hogan Street, Jacksonville, FL 32202  
 Business# (904) 255-8521

**PERMITS**                                      Per City of Jacksonville Building Department there are no Open/Pending/ Expired Permit on this property.

Collector: City of Jacksonville  
 Payable: 214 North Hogan Street, Jacksonville, FL 32202  
 Business# (904) 255-8521

**SPECIAL ASSESSMENTS**                      Per Duval County Tax Collector Department there are no Special Assessments/liens on the property.

Collector: Duval County  
 Payable Address: 231 E Forsyth Street, Jacksonville, FL 32202  
 Business# (904) 255-5700

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

**DEMOLITION**                                      NO

**UTILITIES**                                      WATER & SEWER

Account #: N/A  
 Payment Status: N/A  
 Status: Pvt & Liable  
 Amount: N/A  
 Good Thru: N/A  
 Account Active: N/A  
 Collector: JEA Service Water and Sewer  
 Payable Address: PO Box 45047 Jacksonville, FL 32202-5047  
 Business # (904) 665-6000

UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION REQUIRED.

Garbage  
 Garbage bills are included in the Real Estate Property taxes.

- 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

**Title #**  
 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
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$185,799.00	\$185,004.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$42,000.00	\$48,000.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$227,799.00	\$233,004.00
<b>Assessed Value</b>	\$198,223.00	\$218,045.00
<b>Cap Diff/Portability Amt</b>	\$29,576.00 / \$0.00	\$14,959.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$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**

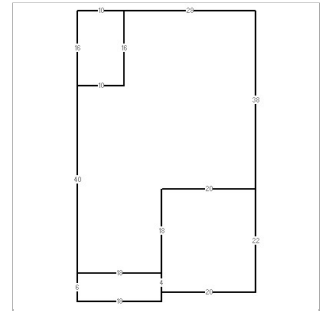
Building 1  
 Building 1 Site Address  
 5576 VILLAGE POND CIR Unit  
 Jacksonville FL 32222-

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	Assessed Value	Exemptions	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](#)

## Search Results

Search For Case Search By Address Search 5576 VILLAGE POND X

Case ↓	Status	Required Permits	Address	DateEntered	Initial Comment	Inspector	Violations	Citations
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No data matching applied filters.

Items per page: 10 0 of 0 << < > >>



## Search Results

Search For **Permit** | Search By **Address** | Search **5576 VILLAGE POND CIR**

Permit Number ↓	Permit Type	Proposed Use	Structure Type	Work Type	Status	Date Issued	Address
W-14-627073.000 <a href="#">View</a>	Right Of Way Permit		NOT SET	NOT SET	Finalized	5/5/14, 3:31 PM	5576 VILLAGE POND CIR
P-14-644928.000 <a href="#">View</a>	Plumbing Permit	Residential	Single Family	Existing Building	Finalized	7/24/14, 6:36 PM	5576 VILLAGE POND CIR
P-14-598488.001 <a href="#">View</a>	Plumbing Permit	Residential	Single Family	New Building	Finalized	2/6/14, 10:23 AM	5576 VILLAGE POND CIR
M-14-598488.002 <a href="#">View</a>	Mechanical Permit	Residential	Single Family	New Building	Finalized	2/20/14, 12:06 PM	5576 VILLAGE POND CIR
E-14-598488.004 <a href="#">View</a>	Electrical Permit	Residential	Single Family	New Building	Finalized	3/5/14, 5:23 PM	5576 VILLAGE POND CIR
E-14-598488.003 <a href="#">View</a>	Electrical Permit	Residential	Single Family	New Building	Void		5576 VILLAGE POND CIR
B-13-598488.000 <a href="#">View</a>	Building Permit	Residential	Single Family	New Building	Finalized	2/5/14, 9:05 AM	5576 VILLAGE POND CIR