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Clerk of the Circuit Court

Clerk of the Circuit and County Courts
DUVAL COUNTY
501 WEST ADAMS STREET
JACKSONVILLE, FLORIDA 32202

AREA CODE 904
255-2000
(904) 255-1916

LANDS AVAILABLE FOR TAXES

Frequently Asked Questions

Q. What is “Lands Available for Taxes”?

A. Lands Available for Taxes are properties that did not sell at Tax Deed Auction. When this happens, the Tax Deeds Department is required to enter the property on a list entitled “Lands Available for Taxes”.

Q. Who may purchase properties from Lands Available?

A. Pursuant to 197.502(7) F.S. for the first ninety days that a property is in Lands Available only the County may purchase the property for the opening bid. After the ninety days have expired, anyone may purchase the land for the opening bid and subsequent omitted taxes plus any accrued interest. Documentary Stamps and Recording fees are also assessed and will be reflected on the purchase statement.

Q. How can properties be purchased from Lands Available?

A. Be advised that not all properties are desirable and therefore, the properties in Lands Available are sold “**BUYER BEWARE**”. Extensive research is required by the buyer in order to obtain the full amount of governmental liens due on these properties. **After reviewing the listing, looking at the properties, and completing the research, a statement for the amount to purchase the property can be requested from the Tax Deeds department by E-mail: Ask.Taxdeeds@DuvalClerk.com**. We will then email you a form named “Request for Statement off List of Lands Available Property”. This form is to be filled out as soon as possible, and emailed back to us. You may also bring it by the Clerk of The Courts, Tax Deeds Office, Room 1260. **Please include your name, phone Number, Tax Deed number, and property address**. After we receive your “Request for Statement”, we will then calculate the amount it will cost to purchase the requested property. This amount must be paid within the month that it is requested, as these figures are calculated based on monthly interest accrued.

Q. How long does it take to receive the statement?

A. After we receive your “Request for Statement” back, we will start working on the price to purchase the property you requested. Lands Available Statements are processed and verified in a timely manner.

Note: Lands Available statements will not be calculated during Auction week, but can be requested.

Q. How long is a statement valid?

A. The date will be specified on the top of the statement sheet. The deadline is the last working day of the month. On the first business day of the new month, additional interest and fees will be due and a new statement will have to be prepared.

YOU WILL HAVE TO SUBMIT A NEW “REQUEST FOR STATEMENT” IF IT IS A NEW MONTH.

****Please be certain you are ready to purchase a property before requesting a statement. Multiple recalculations could jeopardize your standing with the Department and result in a deposit being required for all statements requested thereafter.**

*****When requesting a statement please provide us with the Tax Deed File #, Real Estate #, your current mailing address, and a daytime phone number.**

Q. How do I get more information on these properties?

A. Information on properties listed in the Lands Available can be accessed in the Property Appraiser's Office at 231 E Forsyth St, Rm. 230 or you can use the City of Jacksonville's website by using following instructions:

To use the City's website you must:

1. Enter www.coj.net in the search box of your toolbar.
2. Click on "All Departments" at the top right of the screen. Scroll down to Property Appraiser and click on the words to go to the page. Click on Property Search in list on the left to continue.
3. On this page you will enter the R.E. # from your list. Please remember you must enter six digits, a space, and the remaining four digits to view the information.

(Example: RE# 123456-0000 should be entered as 123456 0000)

4. The next page will have the RE #, the owners name, and the street address of the property, including the zip code. Click on the RE # to continue.
5. The owner's information, property use, assessed value, legal description, sales history and location address will be shown on this page. You will also see several blue links at the bottom of the page. "Property Record Card" will show the lot dimensions, and information on any structure that may be on the property. **Please read the disclaimer regarding this information as it may not be current.** "GIS Maps" will show how the lot sits in relation to the street and the lots surrounding it. **"Parcel Tax Record" will give you Tax Collector information, including nuisance, abatement, and demolition liens, which you will be responsible for if you purchase the property.** "City Fees Record" will show what the amount of the Storm Water and Solid Waste fees are if applicable. There is also a link for Google maps that may be helpful with driving directions.

Q. Once a statement is given, how is the property purchased?

A. The buyer must come to the Tax Deeds office between 8:00am – 4:30pm with cash, a cashier's check, a certified check, or money order made payable to the Clerk of the Circuit Court for the total amount of the statement, prior to the deadline. For our customers from out of town, you may mail your funds, along with a copy of your statement to us at the Duval County Court House, 501 W. Adams Street, Rm. 1260, Jacksonville, Florida 32202.

****If there is more than one person or party requesting a statement on the same piece of property off of the List of Lands Available, the property will not be held or reserved for any of the interested parties wanting to purchase the property.**

The property will be sold on a FIRST COME, FIRST SERVED, basis.**

****Keep in mind the name and address that appear on your Tax Deed are the same as what will be on your Tax Bills and any correspondence from the City, if any corrections need to be made please let us know at time of payment. There is a \$10.00 recording fee for corrective deeds.**

Q. Will a Tax Deed be issued right away?

A. No. From the time the transaction has been completed at the Tax Deed office, it can take several days for the Tax Deed to be issued. For faster service you may pay your Documentary stamps and recording fees separately.

Q. Is the property sold free and clear of liens?

A. No. Governmental liens survive the Tax Deed process and will become the responsibility of the new owner. It is very important that anyone interested in purchasing from Lands Available conduct a thorough search for governmental liens using the title search in the Tax Deed file located on our Tax Deed File viewer at www.duvalclerk.com/taxdeeds, the Official Records Department located in Rm. 1253 of the Courthouse, and the Tax Collector's online records using the instructions provided above.

Please keep in mind that properties cannot be reserved and statements will be furnished to other interested buyers if requested.

If you have any other questions please call our office between 8:00am – 5:00pm at 904-255-1916. If calling to request a statement you must have Tax Deed File number available.

PROPERTY USE CODES:

ACRG ZONED RR OR AGR: Acreage

COMM/OFF/RES: Store and office or store and residential or residential combination

DUPLEX: Multi-Family structure

S/F OR SINGLE FAMILY: Single Family home, but check to make sure it has not been demolished

UTILITY: Gas, Sewer, Electric or water lines

VAC COMM: Vacant commercial lot

VAC INDUST: Vacant Industrial lot

VAC INSTIT: Vacant Institutional lot

VAC RES: Vacant residential lot

WASTE LAND: Swamp, Sand dunes, or Marsh

* For further information concerning property use codes and zoning, please contact the Property Appraiser's office at (904) 630-2037 for residential inquiries and (904) 630-2600 for commercial.