



LANDS AVAILABLE FOR TAXES

Frequently Asked Questions

Q. What is the Lands Available for Taxes?

A. Lands Available for Taxes (or simply Lands Available) are properties that did not sell at tax deed auction. When this happens, the Tax Deeds Department is required to enter the property onto a list of available properties.

Q. Who may purchase properties from Lands Available?

A. For the first 90 days that a property is in Lands Available only the County may purchase the property for the opening bid pursuant to 197.502(7) F.S. After that initial 90 period has elapsed, anyone may purchase the land for the opening bid, subsequent omitted taxes, and any accrued interest. Documentary stamps and recording fees are also assessed and will be reflected on the purchase statement.

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

A. Information on properties listed in the Lands Available can be found in the Property Appraiser's Office at 231 E Forsyth St, Room 230. The Property Appraiser's website also contains a wealth of information about most properties. Please see below for search instructions:

1. Visit <https://paopropertysearch.coj.net/>
2. On this page you will enter the RE # from your list. (e.g. RE# 123456-0000)
3. 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.
 - The 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.** You may also wish to do your own research.
 - The GIS Maps will show how the lot sits in relation to the street and the lots surrounding it.
 - The 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.
 - The 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. 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 the 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 <https://www.duvalclerk.gov/departments/county-services/tax-deed-files>, the Official Records Department located in Room 1253 of the Courthouse, and the Tax Collector's online records at https://www.duval.county-taxes.gov/public/search/property_tax.

Q. How can properties be purchased from Lands Available?

A. Please be advised that the properties in Lands Available are sold "**BUYER BEWARE.**" Often, extensive research by the potential buyer may be required to determine the full amount of governmental liens due on these properties. Once a potential buyer determines they wish to inquire about a property in Lands Available, please complete the Statement Request for Lands Available form. When completing the form, at a minimum

please include your name, phone Number, the Tax Deed number, and real estate number Completed forms may be submitted by email to Ask.TaxDeeds@DuvalClerk.com. Forms may also be submitted in person in Room 1054 of the Duval County Courthouse.

After the Clerk receives your Statement Request, we will calculate the amount it will cost to purchase the requested property. This amount must be paid within the month that statement is requested, as these figures are calculated based on monthly interest accrued.

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

A. After the Clerk receives your Statement Request, we will start working on the purchase amount for the property you requested. Lands Available Statements are processed and verified in a timely manner.

Please Note: Lands Available Statements will not be calculated during auction weeks, but requests can still be submitted during those periods.

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 business day of the month the request is processed. On the first business day of the new month, additional interest and fees will be due and a new statement will need to be prepared. *

*** Please be certain you are ready to purchase a property before requesting a statement. Multiple recalculations on a property for a buyer could result in a deposit being required for all statements requested thereafter.**

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

A. The buyer must come to the Tax Deeds Department in Room 1054 of the Duval County Courthouse between 8:00 a.m. – 5:00 p.m. M-F 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. Payment may also be submitted by mail, along with a copy of your statement to Duval County Clerk of Court, Tax Deeds Department, Room 1054, Jacksonville, Florida 32202.

Please note that the name and address that appear on your Tax Deed are the ones that will be reflected on your tax bills and any other correspondence from the consolidated City of Jacksonville. If any corrections are needed, please let us know at the time of payment. There is a \$10.00 recording fee for a corrective deed.

*****If there is more than one party requesting a statement on the same piece of property in the Lands Available, the property will not be held or reserved for any of the interested parties. The property will be sold on a FIRST COME, FIRST SERVED basis.*****

Q. Will a Tax Deed be issued right away?

A. No. It can take several days for the Tax Deed to be issued after the transaction has been completed at the Tax Deeds Department. For faster turnaround, you may pay your documentary stamps and recording fees separately.

If you have any other questions not answered here, please contact us between 8:00 a.m. – 5:00 p.m. Monday - Friday at (904) 255-1916.
If calling to request a statement, you must have the Tax Deed number available.



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Frequently Asked Questions

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) 255-5902 for residential inquiries and (904) 255-5901 for commercial.