ROUNDTABLE REALTY

AREA GUIDE · FALL 2026



JACKSONVILLE'S WESTSIDE · ZIP 32244

Welcome to 32244

Life Around 5931 Creed Court

Between Blanding Boulevard and the Ortega River: the parks and river launches minutes away, everyday errands, dinner nearby, the zoned public schools, traffic-aware drive times and a year of nearby MLS sales.

OVERVIEW · MAP · PARKS · RIVER · ERRANDS · DINING · DRIVE TIMES · SCHOOLS · MARKET



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Equal Housing Opportunity

5931 Creed Court · Photo provided by agent



Photo: Christopher Daniel via Google

WELCOME TO 32244

A River Close By, *Errands Close In*

Picture an early walk on the boardwalks of Tillie K. Fowler Regional Park, about 0.8 miles away, a grocery run on Roosevelt Boulevard, and an evening launch from the Wayne B. Stevens Boat Ramp on Fishing Creek, which flows into the Ortega River.

5931 Creed Court sits on a cul-de-sac in the Ortega South area, between Blanding Boulevard and the Ortega River. NAS Jax on Roosevelt Boulevard is about 8 minutes away, and downtown Jacksonville about 21 minutes at midday.

AT A GLANCE

Address	5931 Creed Court, Jacksonville, FL 32244 (Duval County).
Area	Ortega South / Westside, on a cul-de-sac.
The home	1982 block home; 3 bedrooms, 2 baths; 1,352 heated sq ft.
Homesite	0.35 acre (FL DOR roll: 15,322 sq ft).
MLS history	Never listed in FlexMLS, so no MLS photos or features on record.
HOA / CDD	No HOA, no CDD (confirmed by listing agent).
Getting out	NAS Jax about 8 min; JAX airport about 32 min midday.

> *Two city parks totaling more than 1,000 acres lie within a mile*
>
> CITY OF JACKSONVILLE PARK PAGES: 500 + 576 ACRES



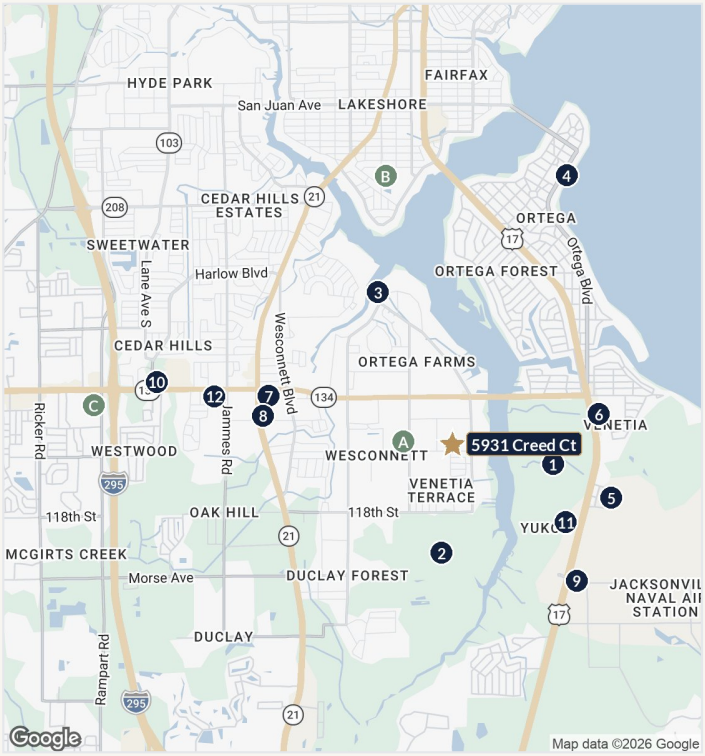
Photo: Joe B. via Google

Sources: Home facts supplied by Round Table Realty (Josh Ortagus), 10/23/2026; year built and lot size match the FL DOR 2026 roll (parcel 1035171066R); City of Jacksonville park pages (Tillie K. Fowler 500 acres; Ringhaver 576 acres); Google Routes; Google Places API (New), businessStatus OPERATIONAL and ratings checked 10/23/2026; miles are straight-line from 5931 Creed Ct.

THE MAP

32244, *At a Glance*

The gold star marks 5931 Creed Court. Navy pins are parks, errands, dining and services; sage pins are the public schools assigned to the address on the district's 2026-27 attendance-boundary map. The Ortega River and NAS Jax frame the east side; Blanding Boulevard (SR 21) and I-295 run along the west.



1. **Tillie K. Fowler Park** — 500-acre park · 0.8 mi
2. **Ringhaver Park** — 576-acre park · 0.9 mi
3. **Wayne B. Stevens Ramp** — Ortega River ramp · 1.4 mi
4. **Stockton Park** — Riverfront park · 2.4 mi
5. **Target** — Roosevelt Blvd · 1.4 mi
6. **Winn-Dixie** — Grocery · 1.2 mi
7. **Rowe's Supermarket** — Grocery · 1.6 mi
8. **Hall's Nursery & Ace** — Garden & hardware · 1.6 mi
9. **NAS Jacksonville** — Naval air station · 1.5 mi
10. **Webb Wesconnett Library** — Public library · 2.5 mi
11. **J.L. Trent's Seafood** — Seafood · 1.1 mi
12. **St. Vincent's Urgent Care** — Urgent care · 2.0 mi

- **A Timucuan Elementary** — Zoned elementary · 0.4 mi
- **B Lake Shore Middle** — Zoned middle · 2.3 mi
- **C Westside High** — Zoned high · 3.0 mi

5931 Creed Court

Miles are straight-line from 5931 Creed Ct.



Photo: Rey Delos Reyes via Google



Photo: Christopher Daniel via Google

Sources: Base map © Google (Maps Static API). Pins: Google Places API (New) locations, OPERATIONAL status checked 10/23/2026; schools from DCPS 2026-27 attendance-boundary layers checked at the address; home location from Google geocoding.



Photo: David Biller via Google

LIFESTYLE · DAYBREAK · PARKS & TRAILS

Boardwalks and Pines, *a Mile Away*

Two large city parks sit within about a mile of Creed Court. Tillie K. Fowler Regional Park (0.8 mi) covers 500 acres off Roosevelt Boulevard, with a nature center, a 35-foot observation tower, the 1.2-mile Tower Trail, the 2.25-mile Island Trail, 2.5 miles of off-road bike trail, a dog park and a kayak launch. Remnants of a pre-1917 brick road that once linked Ortega to Jacksonville can be found at several spots in the park.

Ringhaver Park (0.9 mi) on 118th Street spans 576 acres along the Ortega River, with ball fields, a pickleball court, new playscapes and the Ortega Stream Valley nature area: a paved loop through oak and pine woods and an 826-foot boardwalk that ends at a pier for launching kayaks and canoes.

PARKS AND TRAILS, VERIFIED ON GOOGLE

Tillie K. Fowler Regional Park · 500-acre regional park · 0.8 mi · Google 4.5 (542)
Ringhaver Park · 576-acre park · 0.9 mi · Google 4.3 (1,088)
Ortega Stream Valley Trailhead · paved loop & boardwalk · 0.9 mi · Google 4.5 (175)
Tillie Fowler Park Loop Trailhead · trailhead · 1.1 mi · Google 4.6 (261)



Photo: Gary Criswell via Google



Photo: John Baumeister via Google

Sources: City of Jacksonville park pages for Tillie K. Fowler Regional Park and Ringhaver Park (jacksonville.gov), and the Tillie K. Fowler trail map (timucuanparks.org), viewed 10/23/2026; Google Places API (New), businessStatus OPERATIONAL and ratings checked 10/23/2026; miles are straight-line from 5931 Creed Ct.



Photo: Kat via Google

LIFESTYLE · SATURDAY · THE RIVER

Weekends on the *Ortega River*

Weekends lean toward the water. The Wayne B. Stevens Boat Ramp (1.4 mi) sits on Fishing Creek in Ortega Farms, about 2,000 feet upstream of the Ortega River; the city bought the land in 1972 and opened three ramps in 1974, and has added ramps and amenities since. Kayaks and canoes can also launch from the Ringhaver pier and the Tillie Fowler kayak launch.

In Old Ortega, Stockton Park (2.4 mi) is a bulkheaded green on the St. Johns River in Old Ortega, a neighborhood platted in 1909 and listed on the National Register of Historic Places in 2004. Baker Point Park (2.8 mi), by the Ortega Bridge, rates Google 4.7 (212).

1974
FISHING CREEK RAMPS OPENED

826 ft
RINGHAVER RIVER BOARDWALK

1909
OLD ORTEGA PLATTED



Photo: Law Jenkins via Google



Photo: David Paris via Google



Photo: Jay Thomasson via Google

Sources: City of Jacksonville park pages: Wayne B. Stevens Boat Ramp, Stockton Park, Ringhaver Park, Tillie K. Fowler Regional Park (jacksonville.gov), viewed 10/23/2026; Google Places API (New), businessStatus OPERATIONAL and ratings checked 10/23/2026; miles are straight-line from 5931 Creed Ct.

Errands, Close *& Care Nearby*

Most errands stay on Roosevelt and Blanding boulevards. Winn-Dixie (1.2 mi) and Target (1.4 mi) line Roosevelt Boulevard, Rowe's Supermarket and Hall's Nursery & Ace Hardware are on Blanding Boulevard, and Southern Steer Butcher is on Roosevelt Boulevard. Publix at Roosevelt Square is about 2.6 miles away, the Charles Webb Wesconnett Regional Library about 2.5 miles on 103rd Street, and Orange Park Mall about 16 minutes south. For care, an Ascension St. Vincent's urgent care and HCA Florida's Park West freestanding emergency room are on 103rd Street, and Ascension St. Vincent's Riverside hospital is about 18 minutes north.

EVERYDAY STOPS

Winn-Dixie · grocery · 1.2 mi · Google 4.2 (1,555)

Target · department store · 1.4 mi · Google 4.4 (1,234)

Rowe's Supermarket · supermarket · 1.6 mi · Google 4.3 (3,222)

Hall's Nursery & ACE Hardware · garden & hardware · 1.6 mi · Google 4.5 (623)

Southern Steer Butcher Jacksonville · butcher · 1.3 mi · Google 4.8 (211)

Publix Super Market at Roosevelt Square Shopping Center · supermarket · 2.6 mi · Google 4.5 (2,375)

Charles Webb Wesconnett Regional Library · public library · 2.5 mi · Google 4.4 (218)

Orange Park Mall · shopping mall · 4.1 mi · Google 4.2 (9,771)

HEALTHCARE

Ascension St. Vincent's Urgent Care - Westside · urgent care · 2.0 mi · Google 4.2 (633)

HCA Florida Park West Emergency · freestanding ER · 2.0 mi · Google 3.7 (504)

Ascension St. Vincent's Riverside · hospital · 4.8 mi · Google 4.4 (4,520)

HCA Florida Orange Park Hospital · hospital · 5.4 mi · Google 3.9 (3,460)

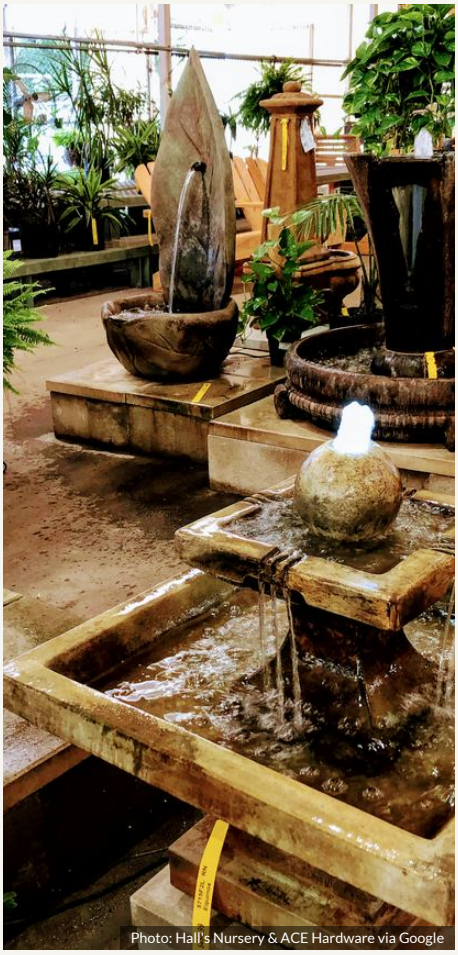


Photo: Hall's Nursery & ACE Hardware via Google



Photo: Love Mind via Google



Photo: Mike Minix via Google

Sources: Google Places API (New), businessStatus OPERATIONAL and ratings checked 10/23/2026; miles are straight-line from 5931 Creed Ct. Drive times: Google Routes, Tue 10/27/2026 8 a.m. / 2 p.m. ET. Listing a business is not an endorsement.

LIFESTYLE · 6:30 P.M. · DINNER

Dinner Out, *Close to Home*

Nine kitchens within about two miles: J.L. Trent's Seafood & Grill on 120th Street carries 8,098 Google reviews at 4.8, Latin House Grill sits on Timuquana Road, Roosevelt Boulevard holds Bodrum, 1928 Cuban Bistro, Tuptim Thai and Mestizo, and Blanding Boulevard adds Country Cabin and Crystal River Seafood.


Photo: Bobby B via Google

J.L. Trent's Seafood & Grill

Seafood, 120th St · 1.1 mi

Google 4.8 (8,098)


Photo: Nini Fitzgerald via Google

Latin House Grill

Caribbean, Timuquana Rd · 0.8 mi

Google 4.3 (1,386)


Photo: Bodrum Mediterranean Kitchen via Google

Bodrum Mediterranean

Mediterranean, Roosevelt · 1.2 mi

Google 4.7 (961)


Photo: Daren Jones via Google

1928 Cuban Bistro

Cuban, Roosevelt Blvd · 1.3 mi

Google 4.4 (323)


Photo: Angel H via Google

Tuptim Thai

Thai, Roosevelt Blvd · 1.2 mi

Google 4.4 (512)


Photo: Aymee via Google

Mestizo Mex Cocina

Mexican, Roosevelt Blvd · 1.2 mi

Google 4.5 (263)


Photo: El Mofongo via Google

El Mofongo

Cuban, 103rd St · 1.5 mi

Google 4.4 (959)


Photo: Country Cabin Restaurant via Google

Country Cabin Restaurant

American, Blanding Blvd · 2.0 mi

Google 4.2 (1,865)


Photo: Gail C. via Google

Crystal River Seafood

Seafood, Blanding Blvd · 1.9 mi

Google 4.3 (2,454)

Sources: Google Places API (New), businessStatus OPERATIONAL and ratings checked 10/23/2026; miles are straight-line from 5931 Creed Ct. Photos by Google Maps contributors and business owners, credited on each card. Not an endorsement.

GETTING AROUND

Drive Times, *Traffic Included*

From Creed Court, Timuquana Road (SR 134) runs east to Roosevelt Boulevard (US 17) and NAS Jax, and Google routes downtown trips north on US 17. Blanding Boulevard (SR 21) leads south to Orange Park, and Google picks I-295 South toward Mayo Clinic and the beaches. These are Google's traffic-aware estimates for a weekday morning and early afternoon, with the main route for each.

DRIVE TIMES · DEPARTING TUE 10/27/2026 8:00 A.M. ET AND 2:00 P.M.

Destination	8 a.m.	2 p.m.	Miles	Main route
NAS Jax (6801 Roosevelt Blvd)	8 min	8 min	3.1	FL-134 E/Timuquana Rd and US-17 S
Roosevelt Square shopping center	9 min	9 min	4.4	US-17 N/Roosevelt Blvd
Orange Park Mall	16 min	17 min	5.6	Blanding Blvd/State Rd 21 S
Ascension St. Vincent's Riverside	18 min	18 min	7.7	US-17 N/Roosevelt Blvd
Downtown Jacksonville (City Hall)	22 min	21 min	11.1	US-17 N/Roosevelt Blvd
Jacksonville Int'l Airport (JAX)	32 min	32 min	23.8	US-17 N/Roosevelt Blvd and I-95 N
St. Johns Town Center	33 min	32 min	20.9	US-17 N/Roosevelt Blvd and I-95 S
Mayo Clinic Florida	38 min	35 min	28.3	I-295 S
Jacksonville Beach Pier	46 min	44 min	33.9	I-295 S

8 min
TO NAS JAX, 8 A.M.

22 min
TO DOWNTOWN JAX, 8 A.M.

32 min
TO JAX AIRPORT, 2 P.M.



Photo: Black Sage Tao via Google

Sources: Google Routes API computeRoutes, DRIVE, TRAFFIC_AWARE, departures Tue 10/27/2026 8:00 a.m. and 2:00 p.m. ET (typical traffic), from the Google geocode of 5931 Creed Ct; endpoints from Google Places; computed 10/23/2026. Base access to NAS Jax requires authorization.

THE PRACTICAL PAGE

Schools, Taxes *& Costs*

Duval County Public Schools assigns schools by street address. Checked against the district's 2026-27 attendance-boundary map at the address, 5931 Creed Court falls in the Timucuan Elementary, Lake Shore Middle and Westside High zones. Recent MLS records within 1.5 miles also list Timucuan and Westside High, but their middle-school field is mixed (Westside, Lake Shore or blank), so confirm before relying on it.

VERIFY ZONING BY ADDRESS

Enter the exact address in DCPS "My School Location" (dcps.duvalschools.org) or call Pupil Assignment at 904-390-2144. Boundaries can change, and school choice programs are separate. This guide does not rate or rank schools.

Level	School (DCPS 2026-27 boundary map)	Grades	Address	Miles
Elementary	Timucuan Elementary #98	K–5	5429 110th St	0.4
Middle	Lake Shore Middle #69	6–8	2519 Bayview Rd	2.3
High	Westside High #241	9–12	5530 Firestone Rd	3.0

COMMUNITY COSTS: HOA, CDD AND UTILITIES

Item	5931 Creed Ct	Notes
Homeowners' association	No HOA	Confirmed by listing agent
Community Development District	No CDD	Confirmed by listing agent
Water / sewer	Not verified	Confirm city (JEA) service vs. well/septic
Flood zone	Not verified	Check the FEMA flood map by address

Property taxes follow Duval County and City of Jacksonville millage and are billed by the Duval County Tax Collector; the Duval County Property Appraiser (parcel 1035171066R) can confirm assessed value and exemptions. The 10/14/2026 CMA lists a 2026 county just value of $167,905. Florida homestead exemptions apply only to a primary residence and must be filed with the appraiser.



Photo: ashley green via Google

Sources: DCPS attendance-boundary layers (DCPS_School_Boundaries_SY2627 and 2025-26 locator layers, ArcGIS) checked at the Google geocode, 10/23/2026; DCPS My School Location page; FlexMLS school fields on 99 closed sales within 1.5 mi; FL DOR 2026 roll via the 10/14/2026 CMA. No HOA, no CDD (confirmed by listing agent); utility and flood items are data gaps.

A Year of Sales, *Within a Mile and a Half*

Homes near Creed Court change hands steadily: 99 single-family homes in 32244 within 1.5 miles closed through the MLS in the past twelve months, and 40 were active or under contract on 10/23/2026. New construction is a big part of the count: 54 of the sales were homes built 2024 or later, mostly in Wells Landing, at a median of $335,500. The 44 resales of older homes had a median of $219,500, a median build year of 1968 and 36 median days on market.

$219,500
MEDIAN RESALE, PRE-2024 HOMES

$168
RESALE MEDIAN $/SQ FT

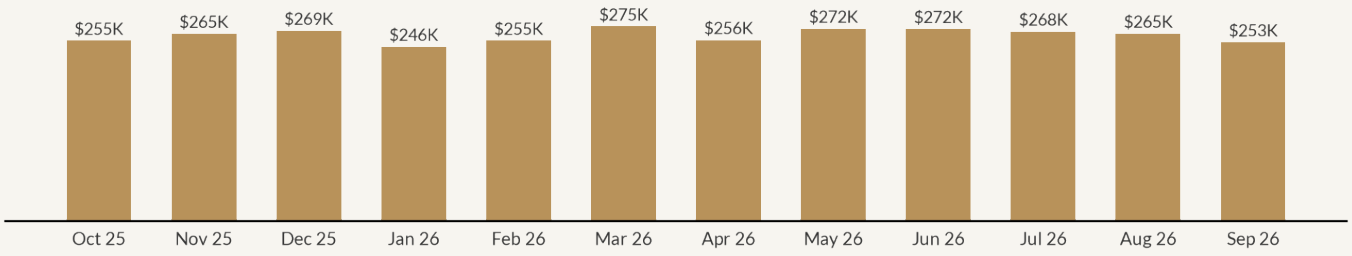
$335,500
MEDIAN NEW (2024+)

36 days
RESALE MEDIAN DOM

RESALES BY ERA BUILT · SINGLE-FAMILY, WITHIN 1.5 MI IN 32244, PAST 12 MONTHS

Era built	Sales	Median price	Median sq ft	Median $/sq ft	Median DOM
Built before 1970	22	$190,000	1,240	$148	28
1970–1989	15	$240,000	1,404	$169	18
1990–2023	7	$281,000	1,670	$171	77
2024 and newer	54	$335,500	2,093	$169	56

ZIP 32244 MEDIAN SOLD PRICE BY MONTH, ALL RESIDENTIAL (FLEXMLS MARKET STATISTICS)



ZIP-wide, FlexMLS market statistics show 637 residential sales from Oct 2025 through Sep 2026, 253 active listings in September 2026 (up from 235 in Oct 2025), monthly average days on market of 50–85, and a median monthly sale-to-list ratio of 98.3%.


Photo: Tabitha Sandberg via Google

Sources: FlexMLS (NEFMLS): closed Residential, Single Family Residence, PostalCode 32244, within 1.5 miles of 5931 Creed Ct, CloseDate 10/24/2025–10/21/2026, pulled 10/23/2026 (one record without LivingArea excluded from size math); active/pending 10/23/2026; MarketStatistics for PostalCode 32244. Not an appraisal.

Recently Sold *Near Creed Court*

The twenty most recent of the 44 resales (homes built before 2024) within 1.5 miles are below, by street only; no individual home is featured. Across all 44, the median sale came in at 98.9% of the final list price and 94.6% of the original list price.

Closed	Street	Beds/Baths	Living sq ft	Year	Original list	Sold	$/sq ft	DOM
10/18/26	110Th St	4/2	1,494	1952	$279,900	$257,000	$172	61
9/30/26	Banshee Ave	3/2	1,329	1952	$205,000	$190,000	$143	21
9/17/26	Corsair Ave	3/1	1,267	1952	$135,000	$110,000	$87	3
9/14/26	Joy Dr S	3/2	1,716	1962	$375,000	$380,000	$221	8
8/24/26	Hollinhead Ln	2/1	800	1962	$110,000	$85,000	$106	46
8/24/26	Hollinhead Ln	2/1	800	1962	$110,000	$75,000	$94	46
8/24/26	Hollinhead Ln	2/1	800	1962	$110,000	$90,000	$112	46
8/17/26	Johnnie Cir E	3/2	1,422	1979	$247,000	$240,000	$169	58
8/3/26	Seaboard Ave	3/1	1,236	1951	$225,000	$185,000	$150	109
7/31/26	Sabre Dr	3/1	1,200	1953	$229,000	$206,500	$172	67
7/31/26	Anchor Ave	2/1	1,244	1954	$157,500	$130,000	$105	2
7/16/26	110Th St	4/2	2,146	1965	$375,000	$353,200	$165	105
7/14/26	Broken Arrow Dr N	3/2	1,219	1980	$215,000	$191,500	$157	8
7/10/26	Oaklane Dr	3/2	1,000	1953	$219,900	$190,000	$190	139
7/2/26	Davon St	4/2	1,670	2018	$281,000	$281,000	$168	28
6/30/26	E Teakwood Ln	4/2	1,738	1971	$292,200	$292,200	$168	57
6/26/26	110Th St	2/1	756	1953	$180,000	$115,000	$152	255
6/24/26	Blackthorn Rd	3/1	784	1955	$179,900	$190,000	$242	11
6/9/26	Pueblo Ct	3/2	1,132	1980	$310,000	$295,000	$261	18
6/4/26	Helm Ave	3/2	1,455	1954	$214,900	$214,000	$147	12
Median (all 44)			**1,400**			**$219,500**	**$168**	**36**



Photo: Sandy Mac via Google

Sources: FlexMLS (NEFMLS): closed Residential, Single Family Residence, PostalCode 32244, YearBuilt before 2024, within 1.5 miles of 5931 Creed Ct, past 12 months, pulled 10/23/2026; sizes and $/sq ft from LivingArea; DOM = DaysOnMarket. Not an appraisal; deemed reliable, not guaranteed.

LET'S TALK 32244

Your Next Step, *Start Here*



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Questions about Creed Court or anywhere in 32244? I'm happy to pull current listings and recent sales, tour the area with you, and walk through school zones, flood maps and taxes by address.

ROUNDTABLE REALTY

SOURCES & NOTES

Market: FlexMLS (NEFMLS) closed single-family sales in 32244 within 1.5 miles of 5931 Creed Ct (99 closed 10/24/2025–10/21/2026; 40 active/pending 10/23/2026), plus MarketStatistics price, inventory, DOM and ratio for PostalCode 32244, pulled 10/23/2026. Not an appraisal; deemed reliable, not guaranteed.

The home: 3 bed / 2 bath, 1,352 heated sq ft, 1982 block construction, as supplied by Round Table Realty; the 0.35-acre lot and 1982 build year match the FL DOR 2026 roll. Never listed in FlexMLS. No HOA, no CDD (confirmed by listing agent). Utilities and flood zone were not verified (data gaps).

Schools: DCPS 2026-27 attendance-boundary layers checked at the address, 10/23/2026; verify with DCPS Pupil Assignment (904-390-2144).

Places & history: City of Jacksonville park pages (Tillie K. Fowler, Ringhaver, Wayne B. Stevens Boat Ramp, Stockton Park); Tillie K. Fowler trail map.
Drive times & map: Google Places API (New), OPERATIONAL checked 10/23/2026; Google Routes (TRAFFIC_AWARE, Tue 10/27/2026 8 a.m. and 2 p.m. ET); base map © Google.

Photos: Google Maps contributors, credited on each image ('Photo: Name via Google'); cover photo of 5931 Creed Ct provided by the agent. No generated images.

Fair housing: This guide describes places, property and costs, not who lives there. Equal Housing Opportunity. Round Table Realty.

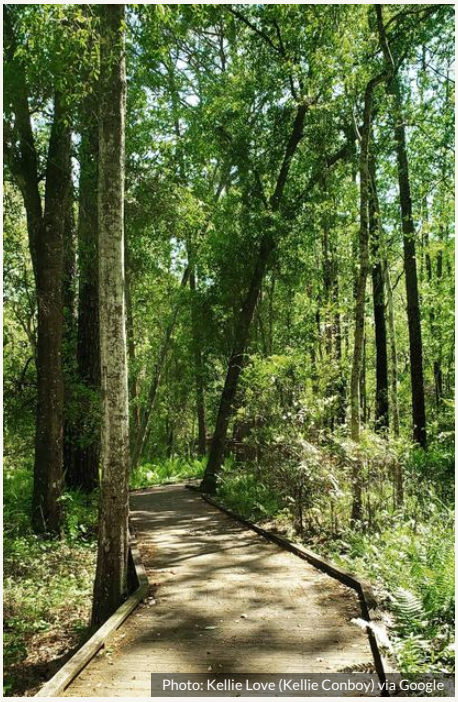


Photo: Kellie Love (Kellie Conboy) via Google



Photo: Jay Weisenberger via Google



Photo: Gary Criswell via Google