

# Unit 5051 Playpen Dr # 4 - Timber Run

5051 Playpen Dr # 4 - 5050 Playpen Dr, Jacksonville, FL, Duval 32210

## Unit Information

MLS Number: 1247174  
 Status: Active  
 Size: 1,118 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Other  
 View:  
 List Price: \$164,000  
 List PPSF: \$147  
 Valuated Price: \$156,000  
 Valuated PPSF: \$140

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 128  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

## Building Association Information

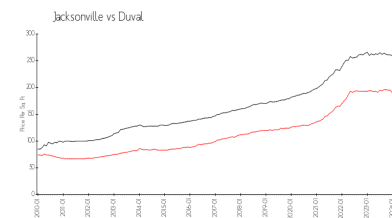
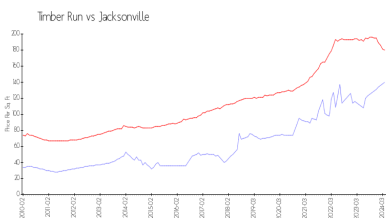
Timber Run Condos  
 The CAM 1008 Park Ave Orange Park FL32073  
 904 278 2338

<http://www.timberruncondos.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
12	1,118 sq ft	Jan 2024	\$150,000	\$134
8-8	1,157 sq ft	Dec 2023	\$162,500	\$140
1	1,157 sq ft	Jul 2023	\$138,000	\$119
4-5	940 sq ft	Jun 2023	\$118,000	\$126
14	1,118 sq ft	Jun 2023	\$100,000	\$89

## Market Information



Timber Run: \$140/sq. ft.  
 Jacksonville: \$180/sq. ft.

Jacksonville: \$180/sq. ft.  
 Duval: \$222/sq. ft.

## Inventory for Sale

Timber Run 2%  
 Jacksonville 1%  
 Duval 1%



**Avg. Time to Close Over Last 12 Months**

Timber Run	n/a
Jacksonville	50 days
Duval	47 days