

# Unit 610 - Venetian on the Ortega

610 - 5375 Ortega Farms Blvd, Jacksonville, FL, Duval 32210

## Unit Information

MLS Number:	1259630
Status:	Active
Size:	1,090 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Assigned,Guest,Other
View:	River
List Price:	\$225,000
List PPSF:	\$206
Valuated Price:	\$192,000
Valuated PPSF:	\$176

*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:	137
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	5%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

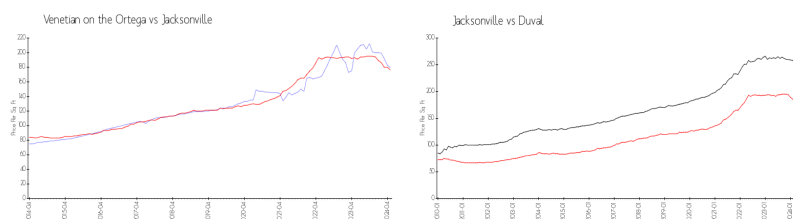
Venetian On the Ortega  
Address: 5375 Ortega Farms Blvd, Jacksonville, FL 32210  
Phone: +1 904-317-3259

<http://venetianhoa.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1014	1,276 sq ft	Apr 2024	\$230,000	\$180
1108	1,090 sq ft	Feb 2024	\$267,000	\$245
612	1,477 sq ft	Dec 2023	\$220,000	\$149
506	1,016 sq ft	Oct 2023	\$225,000	\$221
1011	1,477 sq ft	Sep 2023	\$215,000	\$146
407	1,276 sq ft	Sep 2023	\$247,500	\$194

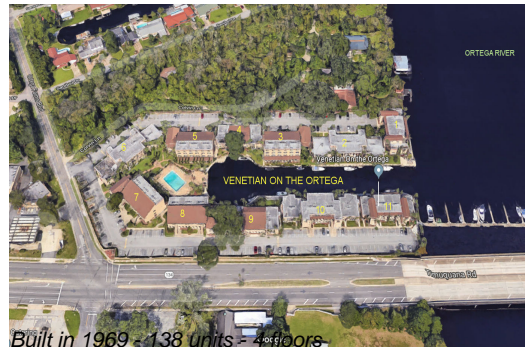
## Market Information



Venetian on the Ortega:	\$179/sq. ft.	Jacksonville:	\$176/sq. ft.
Jacksonville:	\$176/sq. ft.	Duval:	\$217/sq. ft.

## Inventory for Sale

Venetian on the Ortega	5%
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Jacksonville	1%
Duval	1%

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

Venetian on the Ortega	n/a
Jacksonville	51 days
Duval	48 days