

Unit 704 - Venetian on the Ortega

704 - 5375 Ortega Farms Blvd, Jacksonville, FL, Duval 32210

Unit Information

MLS Number: 1260045
 Status: Active
 Size: 1,091 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned
 View: River
 List Price: \$185,000
 List PPSF: \$170
 Valuated Price: \$199,000
 Valuated PPSF: \$182

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

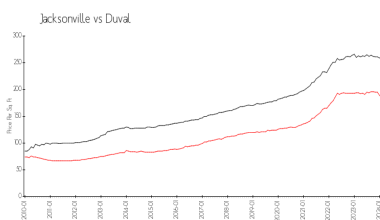
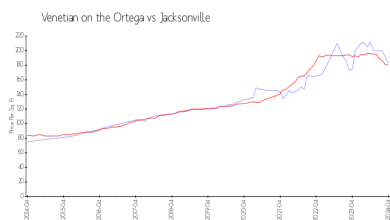
Venetian On the Ortega
 Address: 5375 Ortega Farms Blvd, Jacksonville, FL 32210
 Phone: +1 904-317-3259

<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

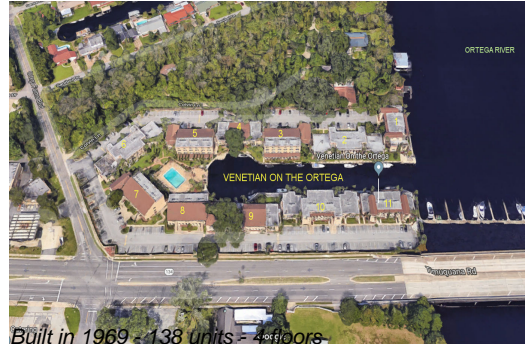
Market Information



Venetian on the Ortega: \$183/sq. ft.
 Jacksonville: \$180/sq. ft.
 Jacksonville: \$180/sq. ft.
 Duval: \$222/sq. ft.

Inventory for Sale

Venetian on the Ortega 5%



Jacksonville	1%
Duval	1%

Avg. Time to Close Over Last 12 Months

Venetian on the Ortega	n/a
Jacksonville	46 days
Duval	45 days