

# Unit 1616 - Villas of Timberlin Parc

1616 - 7701 Timberlin Park Blvd, Jacksonville, FL, Duval 32256

## Unit Information

MLS Number: 2002215  
 Status: Active  
 Size: 665 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Parking Lot  
 View:  
 List Price: \$169,000  
 List PPSF: \$254  
 Valuated Price: \$134,000  
 Valuated PPSF: \$202

*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: 320  
 Number of active listings for rent: 0  
 Number of active listings for sale: 2  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

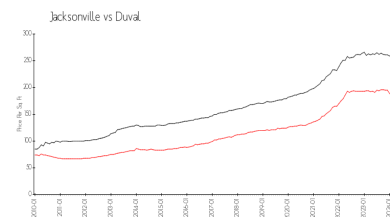
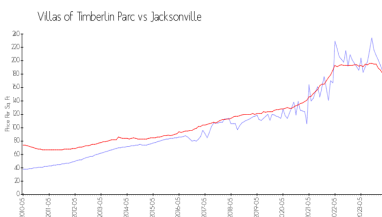
Villas of Timberlin Park  
 General Contact Information  
 First Coast Management  
 11555 CENTRAL PARKWAY SUITE #801  
 JACKSONVILLE, FL 32224  
 904-998-5365

<http://www.thevillasoftimberlinparc.com/main.php?IMenuID=770>

## Recent Sales

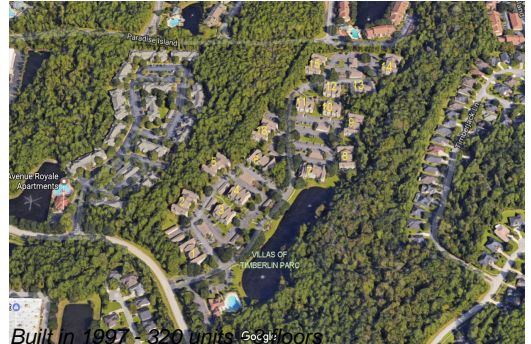
Unit #	Size	Closing Date	Sale Price	PPSF
612	1,009 sq ft	Apr 2024	\$203,000	\$201
617	1,009 sq ft	Feb 2024	\$155,000	\$154
314	1,248 sq ft	Dec 2023	\$190,500	\$153
538	1,009 sq ft	Aug 2023	\$175,000	\$173
1324	665 sq ft	Aug 2023	\$151,000	\$227

## Market Information



Villas of Timberlin Parc:	\$203/sq. ft.	Jacksonville:	\$180/sq. ft.
Jacksonville:	\$180/sq. ft.	Duval:	\$222/sq. ft.

## Inventory for Sale



Villas of Timberlin Parc	1%
Jacksonville	1%
Duval	1%

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

Villas of Timberlin Parc	n/a
Jacksonville	50 days
Duval	47 days