

# Unit 301 - Pier Point

301 - 525 3rd St N, Jacksonville Beach, FL, Duval 32250

## Unit Information

MLS Number: 2013339  
 Status: Active  
 Size: 1,373 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned, Community Structure, Garage, Parking Lot  
 View:  
 List Price: \$547,000  
 List PPSF: \$398  
 Valuated Price: \$549,000  
 Valuated PPSF: \$400

*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: 58  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 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: 2

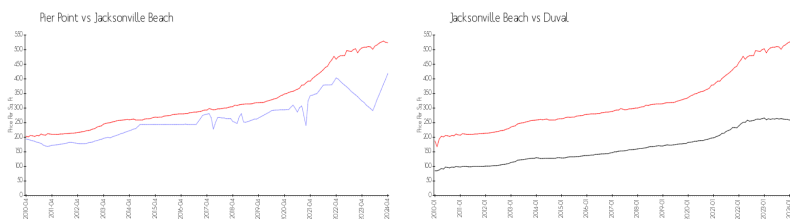
## Building Association Information

PIER POINT CONDOMINIUMS  
 ASSOCIATION OF JACKSONVILLE BEACH, INC.  
 LA VILLA MANAGEMENT INC.  
 219 CRANES LAKE DR  
 PONTE VEDRA BEACH FL 32082

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
502	1,472 sq ft	Apr 2024	\$595,000	\$404
310	1,699 sq ft	Feb 2024	\$640,000	\$377
401	1,373 sq ft	Nov 2023	\$540,900	\$394
315	1,373 sq ft	Nov 2023	\$510,000	\$371
208	2,211 sq ft	Sep 2023	\$700,000	\$317

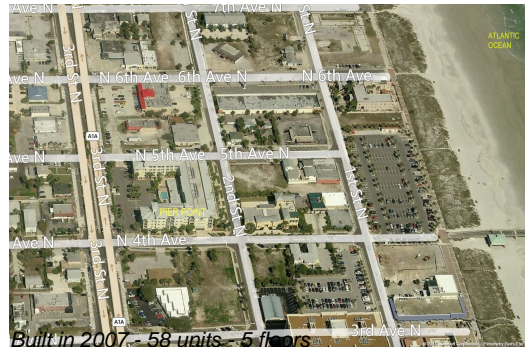
## Market Information



Pier Point: \$418/sq. ft.  
 Jacksonville Beach: \$523/sq. ft.  
 Jacksonville Beach: \$523/sq. ft.  
 Duval: \$222/sq. ft.

## Inventory for Sale

Pier Point 2%  
 Jacksonville Beach 2%  
 Duval 1%



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

Pier Point	n/a
Jacksonville Beach	37 days
Duval	45 days