

# Unit 9690 Amarante Cir # 8 - Villa Beauclerc

9690 Amarante Cir # 8 - 9505 Armell Wy, Jacksonville, FL, Duval 32257

## Unit Information

MLS Number: 2013369  
 Status: Active  
 Size: 1,157 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Guest, Unassigned  
 View: Lake, Water  
 List Price: \$227,900  
 List PPSF: \$197  
 Valuated Price: \$202,000  
 Valuated PPSF: \$175

*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: 188  
 Number of active listings for rent: 0  
 Number of active listings for sale: 0  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

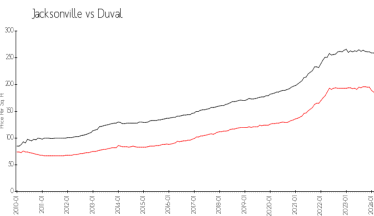
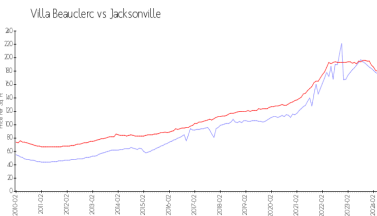
## Building Association Information

VILLA BEAUCLERC  
 CONDOMINIUM ASSOCIATION, INC. .  
 MAY MANAGEMENT SERVICES INC  
 5455 A1A S # 3 SAINT AUGUSTINE FL 32080  
 PHONE 904-561-9708  
 FAX 904-461-0335

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1	1,157 sq ft	Mar 2024	\$198,000	\$171
14	1,118 sq ft	Jan 2024	\$210,000	\$188
3	940 sq ft	Aug 2023	\$184,000	\$196

## Market Information



Villa Beauclerc: \$176/sq. ft.  
 Jacksonville: \$180/sq. ft.

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

## Inventory for Sale

Villa Beauclerc: 0%  
 Jacksonville: 1%  
 Duval: 1%



## Avg. Time to Close Over Last 12 Months

Villa Beauclerc	n/a
Jacksonville	46 days
Duval	45 days