

Unit 8406 - Point Meadows Place

8406 - 7801 Point Meadows Dr, Jacksonville, FL, Duval 32256

Unit Information

| | |
|-----------------|---------------------------------------|
| MLS Number: | 1224700 |
| Status: | Active |
| Size: | 1,247 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | Assigned,Covered,On Street,Unassigned |
| View: | |
| List Price: | \$229,000 |
| List PPSF: | \$184 |
| Valuated Price: | \$213,000 |
| Valuated PPSF: | \$171 |

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

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|--|-----|
| Number of units: | 320 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 3 |
| Building inventory for sale: | 0% |
| Number of sales over the last 12 months: | 18 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 1 |

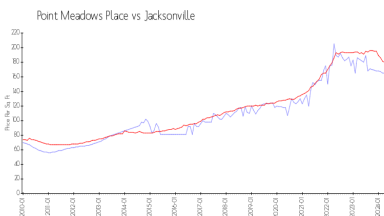
Building Association Information

Point Meadows Place Condo
 7801 Point Meadows Dr,
 Jacksonville, FL 32256
 (904) 683-0471

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 7101 | 1,247 sq ft | Apr 2024 | \$187,000 | \$150 |
| 1205 | 1,447 sq ft | Feb 2024 | \$249,900 | \$173 |
| 5406 | 1,247 sq ft | Jan 2024 | \$252,000 | \$202 |
| 4402 | 1,112 sq ft | Dec 2023 | \$230,000 | \$207 |
| 1402 | 1,112 sq ft | Dec 2023 | \$185,000 | \$166 |

Market Information



| | | | |
|----------------------|---------------|---------------|---------------|
| Point Meadows Place: | \$165/sq. ft. | Jacksonville: | \$180/sq. ft. |
| Jacksonville: | \$180/sq. ft. | Duval: | \$222/sq. ft. |

Inventory for Sale

| | |
|---------------------|----|
| Point Meadows Place | 1% |
| Jacksonville | 1% |
| Duval | 1% |



Avg. Time to Close Over Last 12 Months

| | |
|---------------------|---------|
| Point Meadows Place | n/a |
| Jacksonville | 46 days |
| Duval | 45 days |