

# Unit 3641 Kirkpatrick Cir # 14 - Willow Ridge

3641 Kirkpatrick Cir # 14 - 3711 Kirkpatrick Cir, Jacksonville, FL, Duval 32210

## Unit Information

MLS Number:	2009657
Status:	Active
Size:	1,118 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Additional Parking,Gated
View:	Pond
List Price:	\$159,000
List PPSF:	\$142
Valuated Price:	\$152,000
Valuated PPSF:	\$136

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:	192
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	0%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

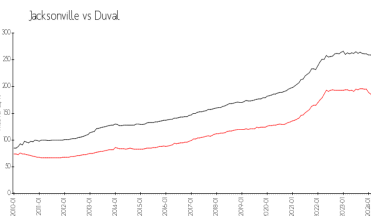
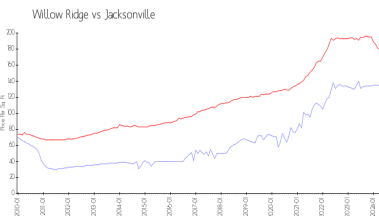
## Building Association Information

Willow Ridge  
 Condominium Association, Inc  
 5455 A1a S Saint Augustine, FL 32080  
 Phone: (904) 908-4970

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
7-1	1,157 sq ft	Mar 2024	\$150,000	\$130
4	1,118 sq ft	Oct 2023	\$140,000	\$125
16-12	1,118 sq ft	Oct 2023	\$140,000	\$125
7	1,157 sq ft	Sep 2023	\$156,000	\$135
5	940 sq ft	Sep 2023	\$144,000	\$153

## Market Information



Willow Ridge:	\$135/sq. ft.	Jacksonville:	\$180/sq. ft.
Jacksonville:	\$180/sq. ft.	Duval:	\$222/sq. ft.

## Inventory for Sale

Willow Ridge	1%
Jacksonville	1%
Duval	1%



## Avg. Time to Close Over Last 12 Months

Willow Ridge	n/a
Jacksonville	46 days
Duval	45 days