

# Unit 13851 Herons Landing Way # 9-3 - Heron's Landing

13851 Herons Landing Way # 9-3 - 3303 Tapered Bill Dr, Jacksonville, FL, Duval 32224

## Unit Information

MLS Number: 2021380  
 Status: Active  
 Size: 1,284 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Additional Parking, Attached, Garage, Garage Door Opener  
 View:  
 List Price: \$265,000  
 List PPSF: \$206  
 Valuated Price: \$237,000  
 Valuated PPSF: \$185

*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: 240  
 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: 8  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

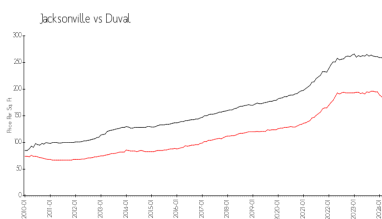
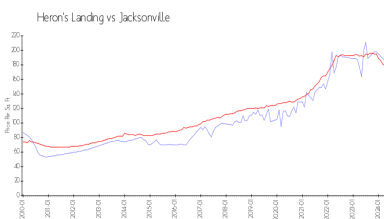
## Building Association Information

HERON'S LANDING CONDOMINIUM ASSOCIATION  
 Mailing address:  
 P. O. Box 330026,  
 Atlantic Beach, FL 32233  
 Management office location:  
 1825-A North Third Street,  
 Jacksonville Beach, FL 32250  
 Telephone 904-249-8599  
 Fax 904-249-8598

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6	1,473 sq ft	Feb 2024	\$260,000	\$177
10-2	1,284 sq ft	Dec 2023	\$252,500	\$197
12-1	1,354 sq ft	Nov 2023	\$260,000	\$192
8	1,230 sq ft	Nov 2023	\$250,000	\$203
20-5	1,346 sq ft	Aug 2023	\$255,000	\$189

## Market Information



Heron's Landing: \$186/sq. ft.

Jacksonville: \$180/sq. ft.

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

### **Inventory for Sale**

Heron's Landing	0%
Jacksonville	1%
Duval	1%

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

Heron's Landing	n/a
Jacksonville	46 days
Duval	45 days