

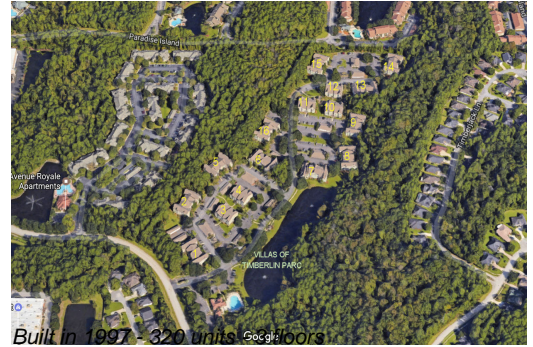
Unit 728 - Villas of Timberlin Parc

728 - 7701 Timberlin Park Blvd, Jacksonville, FL, Duval 32256

Unit Information

| | |
|-----------------|-----------------------------|
| MLS Number: | 2018407 |
| Status: | Active |
| Size: | 1,009 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | Additional Parking,Assigned |
| View: | Pond |
| List Price: | \$199,999 |
| List PPSF: | \$198 |
| Valuated Price: | \$205,000 |
| Valuated PPSF: | \$203 |

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: | 320 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 2 |
| Building inventory for sale: | 0% |
| Number of sales over the last 12 months: | 7 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 1 |

Building Association Information

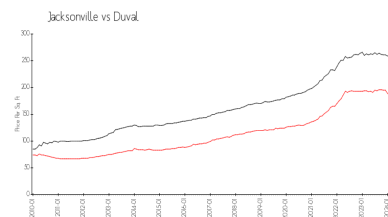
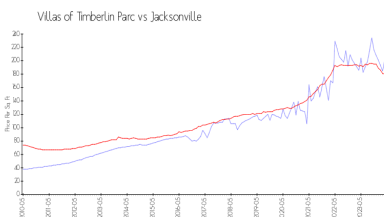
Villas of Timberlin Park
 General Contact Information
 First Coast Management
 11555 CENTRAL PARKWAY SUITE #801
 JACKSONVILLE, FL 32224
 904-998-5365

<http://www.thevillasoftimberlinparc.com/main.php?IMenuID=770>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 612 | 1,009 sq ft | Apr 2024 | \$203,000 | \$201 |
| 617 | 1,009 sq ft | Feb 2024 | \$155,000 | \$154 |
| 314 | 1,248 sq ft | Dec 2023 | \$190,500 | \$153 |
| 538 | 1,009 sq ft | Aug 2023 | \$175,000 | \$173 |
| 1324 | 665 sq ft | Aug 2023 | \$151,000 | \$227 |

Market Information



| | | | |
|---------------------------|---------------|---------------|---------------|
| Villas of Timberlin Parc: | \$203/sq. ft. | Jacksonville: | \$180/sq. ft. |
| Jacksonville: | \$180/sq. ft. | Duval: | \$222/sq. ft. |

Inventory for Sale

| | |
|--------------------------|----|
| Villas of Timberlin Parc | 1% |
| Jacksonville | 1% |
| Duval | 1% |

Avg. Time to Close Over Last 12 Months

| | |
|--------------------------|---------|
| Villas of Timberlin Parc | n/a |
| Jacksonville | 46 days |
| Duval | 45 days |