

# Unit 324 - Preserve at Oakleaf Plantation (The)

324 - 785 Oakleaf Plantation Pkwy, Orange Park, FL, Clay 32065

## Unit Information

MLS Number: 2018368  
 Status: Active  
 Size: 1,369 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned, Guest  
 View:  
 List Price: \$215,000  
 List PPSF: \$157  
 Valuated Price: \$196,000  
 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: 228  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

## Building Association Information

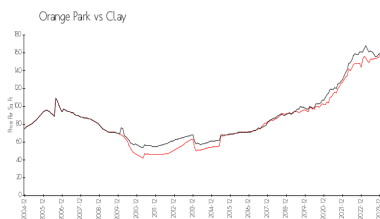
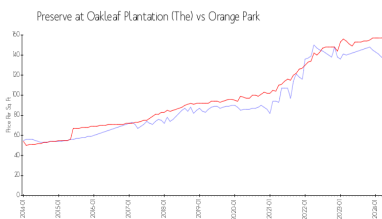
Preserve at Oakleaf  
 Condominium Association, Inc.  
 Property Manager:  
 Stellar Properties of North Florida, 10151 Deerwood Park, Bldg 200, Jacksonville, FL 32256  
 Phone : 904-371-3028

<http://thepreserveatoakleaf.com/>

## Recent Sales

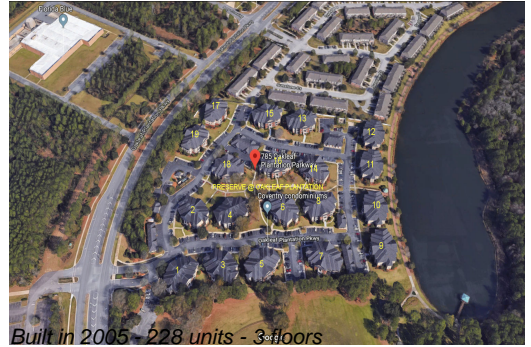
Unit #	Size	Closing Date	Sale Price	PPSF
1514	1,339 sq ft	Mar 2024	\$205,000	\$153
1222	1,690 sq ft	Mar 2024	\$260,000	\$154
1211	1,521 sq ft	Dec 2023	\$220,000	\$145
813	1,521 sq ft	Nov 2023	\$220,000	\$145
922	1,690 sq ft	Nov 2023	\$275,000	\$163

## Market Information



Preserve at Oakleaf Plantation (The): \$136/sq. ft.  
 Orange Park: \$158/sq. ft.

Orange Park: \$158/sq. ft.  
 Clay: \$159/sq. ft.



### **Inventory for Sale**

Preserve at Oakleaf Plantation (The)	1%
Orange Park	1%
Clay	0%

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

Preserve at Oakleaf Plantation (The)	n/a
Orange Park	22 days
Clay	22 days