

# Unit 207 - Avanti

207 - 3591 Kernan Blvd S, Jacksonville, FL, Duval 32224

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | 2012779    |
| Status:         | Active     |
| Size:           | 803 Sq ft. |
| Bedrooms:       | 1          |
| Full Bathrooms: | 1          |
| Half Bathrooms: |            |
| Parking Spaces: | Assigned   |
| View:           |            |
| List Price:     | \$175,000  |
| List PPSF:      | \$218      |
| Valuated Price: | \$149,000  |
| Valuated PPSF:  | \$186      |

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:      | 0   |
| Building inventory for sale:             | 0%  |
| Number of sales over the last 12 months: | 13  |
| Number of sales over the last 6 months:  | 1   |
| Number of sales over the last 3 months:  | 0   |

## Building Association Information

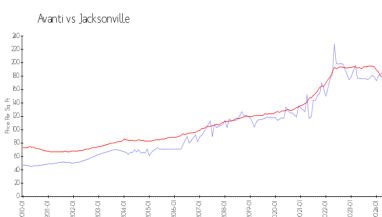
Avanti  
The CAM Team  
1008 Park Avenue, Orange Park FL 32073  
Phone: 904-278-2338

<http://avanticondos.com/>

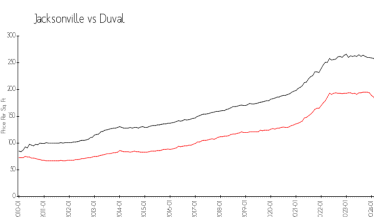
## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 312    | 1,200 sq ft | Feb 2024     | \$215,000  | \$179 |
| 125    | 905 sq ft   | Nov 2023     | \$180,000  | \$199 |
| 601    | 1,200 sq ft | Nov 2023     | \$230,000  | \$192 |
| 609    | 1,301 sq ft | Nov 2023     | \$215,000  | \$165 |
| 721    | 1,177 sq ft | Nov 2023     | \$200,000  | \$170 |

## Market Information



Avanti: \$188/sq. ft.  
Jacksonville: \$176/sq. ft.



Jacksonville: \$176/sq. ft.  
Duval: \$217/sq. ft.

## Inventory for Sale

|              |    |
|--------------|----|
| Avanti       | 0% |
| Jacksonville | 1% |



|       |    |
|-------|----|
| Duval | 1% |
|-------|----|

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

|              |         |
|--------------|---------|
| Avanti       | n/a     |
| Jacksonville | 51 days |
| Duval        | 48 days |