

# Unit 132 - Reserve at James Island

132 - 10961 Burnt Mill Rd, Jacksonville, FL, Duval 32256

## Unit Information

MLS Number: 2018834  
 Status: Active  
 Size: 1,192 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Additional Parking,Assigned,Guest,On Street  
 View:  
 List Price: \$218,900  
 List PPSF: \$184  
 Valuated Price: \$238,000  
 Valuated PPSF: \$200

*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: 354  
 Number of active listings for rent: 0  
 Number of active listings for sale: 9  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 19  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

## Building Association Information

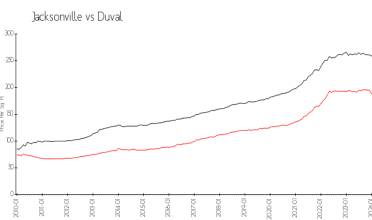
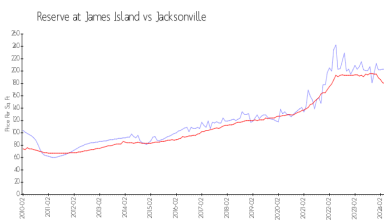
Reserve At James Island Condos Office  
 10961 Burnt Mill Rd,  
 Jacksonville, FL 32256  
 (904) 565-6016

[http://reserveji.com/outside\\_home.asp](http://reserveji.com/outside_home.asp)

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1636   | 1,283 sq ft | Mar 2024     | \$200,000  | \$156 |
| 815    | 1,171 sq ft | Mar 2024     | \$240,000  | \$205 |
| 1333   | 1,171 sq ft | Jan 2024     | \$268,500  | \$229 |
| 338    | 1,192 sq ft | Jan 2024     | \$215,000  | \$180 |
| 1115   | 1,171 sq ft | Dec 2023     | \$240,000  | \$205 |

## Market Information



|                          |               |               |               |
|--------------------------|---------------|---------------|---------------|
| Reserve at James Island: | \$203/sq. ft. | Jacksonville: | \$180/sq. ft. |
| Jacksonville:            | \$180/sq. ft. | Duval:        | \$222/sq. ft. |

## Inventory for Sale



|                         |    |
|-------------------------|----|
| Reserve at James Island | 3% |
| Jacksonville            | 1% |
| Duval                   | 1% |

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

|                         |         |
|-------------------------|---------|
| Reserve at James Island | n/a     |
| Jacksonville            | 46 days |
| Duval                   | 45 days |