

# Unit 3325 - Palms at Marsh Landing

3325 - 1655 The Greens Way, Jacksonville Beach, FL, Duval 32250

## Unit Information

MLS Number:	1255995
Status:	Active
Size:	1,156 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned,Guest,On Street,Other,Secured
View:	
List Price:	\$269,000
List PPSF:	\$233
Valuated Price:	\$283,000
Valuated PPSF:	\$245

*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:	418
Number of active listings for rent:	0
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

## Building Association Information

THE PALMS AT MARSH LANDING  
 CONDOMINIUM ASSOCIATION, INC.  
 11555 CENTRAL PKWY STE 801  
 JACKSONVILLE FL 32224  
 PHONE 904-998-5365  
 FAX 904-998-5366

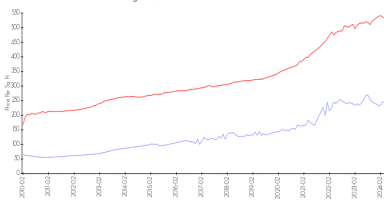
[http://www.thepalmsatmarshlanding.org/outside\\_home.asp](http://www.thepalmsatmarshlanding.org/outside_home.asp)

## Recent Sales

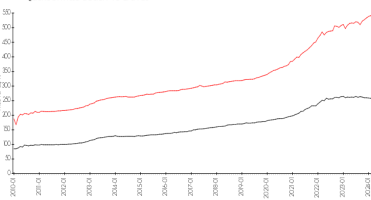
Unit #	Size	Closing Date	Sale Price	PPSF
1615	1,413 sq ft	Apr 2024	\$355,000	\$251
211	1,413 sq ft	Apr 2024	\$375,000	\$265
2412	842 sq ft	Mar 2024	\$205,000	\$243
2414	1,156 sq ft	Feb 2024	\$270,000	\$234
2213	1,156 sq ft	Feb 2024	\$282,800	\$245
725	1,413 sq ft	Feb 2024	\$316,500	\$224

## Market Information

Palms at Marsh Landing vs Jacksonville Beach



Jacksonville Beach vs Duval



Palms at Marsh Landing: \$244/sq. ft.  
 Jacksonville Beach: \$535/sq. ft.

Jacksonville Beach: \$535/sq. ft.  
 Duval: \$222/sq. ft.



### **Inventory for Sale**

Palms at Marsh Landing	1%
Jacksonville Beach	1%
Duval	1%

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

Palms at Marsh Landing	74 days
Jacksonville Beach	76 days
Duval	51 days