

# Unit 2811 - Palms at Marsh Landing

2811 - 1655 The Greens Way, Jacksonville Beach, FL, Duval 32250

## Unit Information

MLS Number:	2003838
Status:	Active
Size:	1,413 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned, Garage
View:	Pond
List Price:	\$353,900
List PPSF:	\$250
Valuated Price:	\$342,000
Valuated PPSF:	\$242

*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:	22
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

## 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

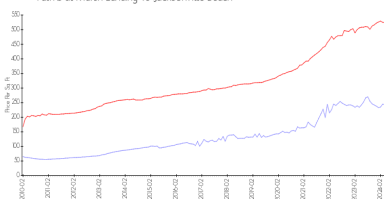
[http://www.thepalmsatmarshlanding.org/outside\\_home.asp](http://www.thepalmsatmarshlanding.org/outside_home.asp)

## Recent Sales

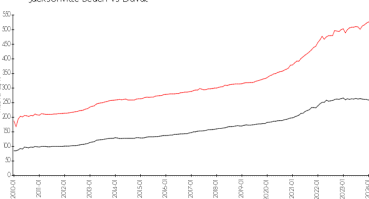
Unit #	Size	Closing Date	Sale Price	PPSF
1615	1,413 sq ft	Apr 2024	\$355,000	\$251
211	1,413 sq ft	Apr 2024	\$375,000	\$265
2412	842 sq ft	Mar 2024	\$205,000	\$243
2414	1,156 sq ft	Feb 2024	\$270,000	\$234
2213	1,156 sq ft	Feb 2024	\$282,800	\$245
725	1,413 sq ft	Feb 2024	\$316,500	\$224

## Market Information

Palms at Marsh Landing vs Jacksonville Beach

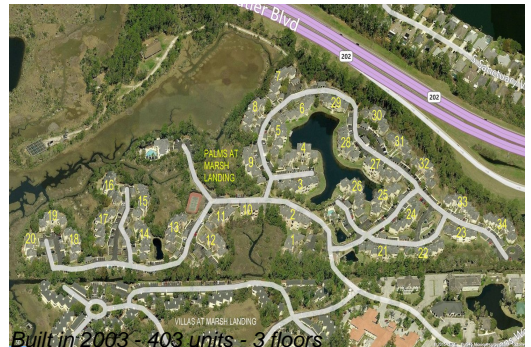


Jacksonville Beach vs Duval



Palms at Marsh Landing: \$244/sq. ft.  
Jacksonville Beach: \$523/sq. ft.

Jacksonville Beach: \$523/sq. ft.  
Duval: \$222/sq. ft.



**Inventory for Sale**

Palms at Marsh Landing	1%
Jacksonville Beach	2%
Duval	1%

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

Palms at Marsh Landing	74 days
Jacksonville Beach	37 days
Duval	45 days