

# Unit 901 - Venetian on the Ortega

901 - 5375 Ortega Farms Blvd, Jacksonville, FL, Duval 32210

## Unit Information

|                 |                                 |
|-----------------|---------------------------------|
| MLS Number:     | 2008461                         |
| Status:         | Active                          |
| Size:           | 1,276 Sq ft.                    |
| Bedrooms:       | 3                               |
| Full Bathrooms: | 2                               |
| Half Bathrooms: |                                 |
| Parking Spaces: | Assigned,Gated,Guest,Off Street |
| View:           | Canal                           |
| List Price:     | \$339,000                       |
| List PPSF:      | \$266                           |
| Valuated Price: | \$223,000                       |
| Valuated PPSF:  | \$175                           |

*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:                         | 137 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 7   |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 8   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

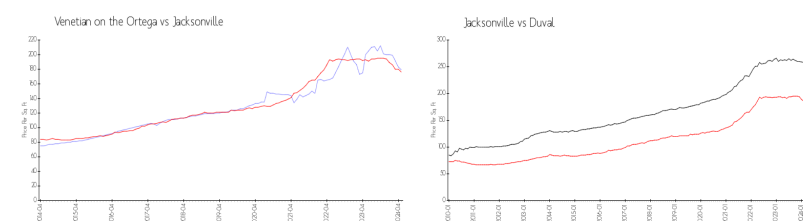
Venetian On the Ortega  
Address: 5375 Ortega Farms Blvd, Jacksonville, FL 32210  
Phone: +1 904-317-3259

<http://venetianhoa.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1014   | 1,276 sq ft | Apr 2024     | \$230,000  | \$180 |
| 1108   | 1,090 sq ft | Feb 2024     | \$267,000  | \$245 |
| 612    | 1,477 sq ft | Dec 2023     | \$220,000  | \$149 |
| 506    | 1,016 sq ft | Oct 2023     | \$225,000  | \$221 |
| 1011   | 1,477 sq ft | Sep 2023     | \$215,000  | \$146 |
| 407    | 1,276 sq ft | Sep 2023     | \$247,500  | \$194 |

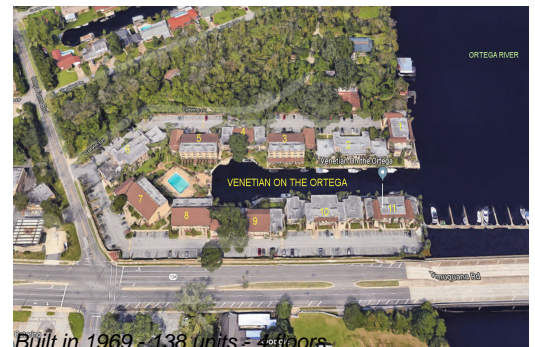
## Market Information



|                         |               |               |               |
|-------------------------|---------------|---------------|---------------|
| Venetian on the Ortega: | \$179/sq. ft. | Jacksonville: | \$176/sq. ft. |
| Jacksonville:           | \$176/sq. ft. | Duval:        | \$218/sq. ft. |

## Inventory for Sale

|                        |    |
|------------------------|----|
| Venetian on the Ortega | 5% |
|------------------------|----|



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

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

|                        |         |
|------------------------|---------|
| Venetian on the Ortega | n/a     |
| Jacksonville           | 51 days |
| Duval                  | 45 days |