

# Unit 432 - Reserve at James Island

432 - 10961 Burnt Mill Rd, Jacksonville, FL, Duval 32256

## Unit Information

MLS Number: 2008528  
 Status: Active  
 Size: 1,244 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned, Guest  
 View:  
 List Price: \$230,000  
 List PPSF: \$185  
 Valuated Price: \$261,000  
 Valuated PPSF: \$210

*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

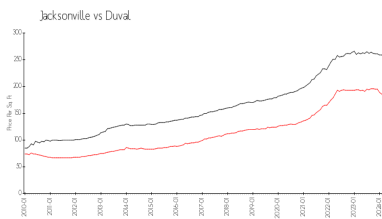
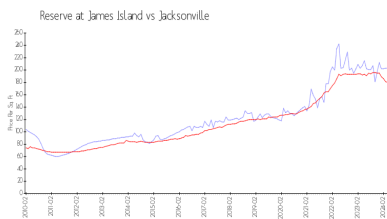
Reserve At James Island Condos Office  
 10961 Burnt Mill Rd,  
 Jacksonville, FL 32256  
 (904) 565-6016

[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