

# Unit 604 - Venetian on the Ortega

604 - 5375 Ortega Farms Blvd, Jacksonville, FL, Duval 32210

## Unit Information

MLS Number: 2012578  
 Status: Active  
 Size: 1,188 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Assigned, Parking Lot  
 View: Pool  
 List Price: \$230,000  
 List PPSF: \$194  
 Valuated Price: \$196,000  
 Valuated PPSF: \$180

*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: 10  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

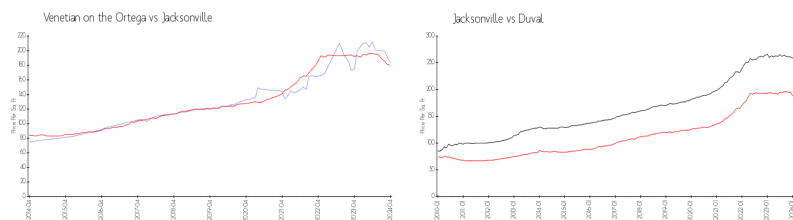
Venetian On the Ortega  
 Address: 5375 Ortega Farms Blvd, Jacksonville, FL 32210  
 Phone: +1 904-317-3259

<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

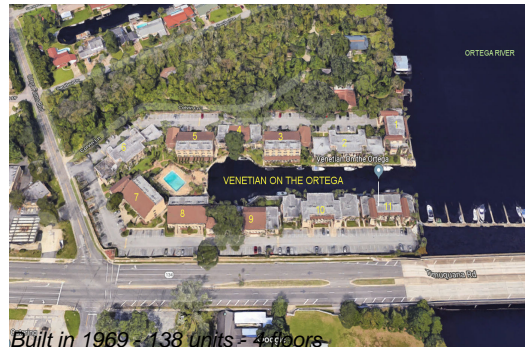
## Market Information



Venetian on the Ortega: \$183/sq. ft.  
 Jacksonville: \$180/sq. ft.  
 Jacksonville: \$180/sq. ft.  
 Duval: \$222/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	46 days
Duval	45 days