

# Unit 1616 - Villas of Timberlin Parc

1616 - 7701 Timberlin Park Blvd, Jacksonville, FL, Duval 32256

## Unit Information

MLS Number:	2042930
Status:	Pending
Size:	665 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Additional Parking,Assigned,Guest
View:	Protected Preserve
List Price:	\$149,900
List PPSF:	\$225
Valuated Price:	\$119,000
Valuated PPSF:	\$179

*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:	320
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:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

## Building Association Information

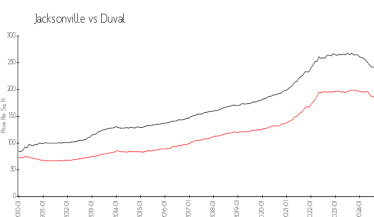
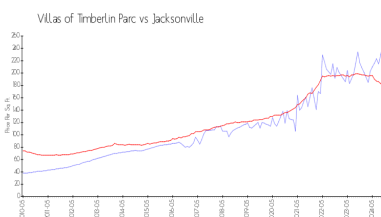
Villas of Timberlin Park  
General Contact Information  
First Coast Management  
11555 CENTRAL PARKWAY SUITE #801  
JACKSONVILLE, FL 32224  
904-998-5365

<http://www.thevillasoftimberlinparc.com/main.php?IMenuID=770>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1533	665 sq ft	Oct 2024	\$157,900	\$237
615	665 sq ft	Oct 2024	\$168,000	\$253
1214	1,248 sq ft	Aug 2024	\$245,000	\$196
1434	665 sq ft	Jul 2024	\$158,000	\$238
614	665 sq ft	Jul 2024	\$147,000	\$221

## Market Information

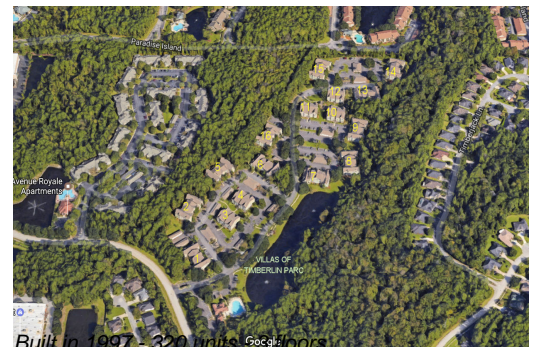


Villas of Timberlin Parc: \$180/sq. ft.  
Jacksonville: \$175/sq. ft.

Jacksonville: \$175/sq. ft.  
Duval: \$207/sq. ft.

## Inventory for Sale

Villas of Timberlin Parc	2%
Jacksonville	1%



Duval	1%
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**Avg. Time to Close Over Last 12 Months**

Villas of Timberlin Parc	40 days
Jacksonville	57 days
Duval	57 days