

# Unit 1403 - Southern Grove

1403 - 8601 Beach Blvd, Jacksonville, FL, Duval 32216

## Unit Information

MLS Number: 2046659  
 Status: Active  
 Size: 1,099 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Additional Parking,Assigned  
 View:  
 List Price: \$189,000  
 List PPSF: \$172  
 Valuated Price: \$166,000  
 Valuated PPSF: \$151

*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: 240  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 2

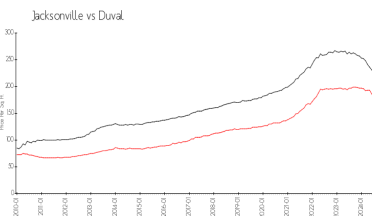
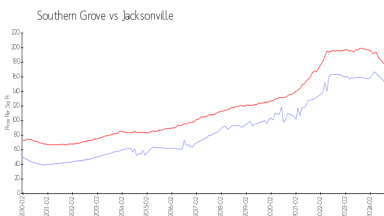
## Building Association Information

SOUTHERN GROVE  
 CONDOMINIUM ASSOCIATION, INC  
 COMMUNITY MANAGEMENT  
 CONCEPTS OF JACKSONVILLE  
 7400 BAYMEADOWS WAY STE 317  
 JACKSONVILLE FL 32256  
 PHONE 904-367-8532  
 FAX 904-367-8554

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
924	1,099 sq ft	Sep 2024	\$186,900	\$170
1008	1,369 sq ft	Sep 2024	\$215,000	\$157
805	1,369 sq ft	Apr 2024	\$218,000	\$159
201	1,369 sq ft	Mar 2024	\$210,000	\$153

## Market Information



Southern Grove: \$152/sq. ft.      Jacksonville: \$176/sq. ft.  
 Jacksonville: \$176/sq. ft.      Duval: \$208/sq. ft.

## Inventory for Sale

Southern Grove 3%  
 Jacksonville 1%  
 Duval 1%



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

Southern Grove	66 days
Jacksonville	54 days
Duval	54 days