

# Unit 723 - Reserve at James Island

723 - 10961 Burnt Mill Rd, Jacksonville, FL, Duval 32256

## Unit Information

MLS Number: 2047142  
 Status: Active Under Contract  
 Size: 1,171 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Guest, On Street  
 View: Trees/Woods  
 List Price: \$189,900  
 List PPSF: \$162  
 Valuated Price: \$185,000  
 Valuated PPSF: \$158

*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: 4  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 4

## Building Association Information

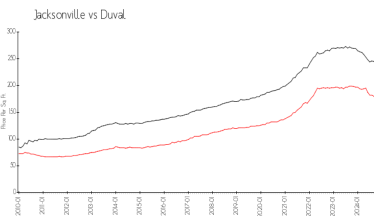
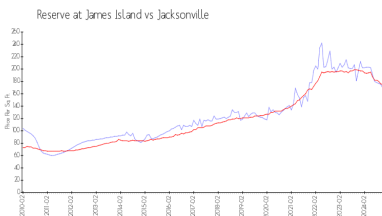
Reserve At James Island Condos Office  
 10961 Burnt Mill Rd,  
 Jacksonville, FL 32256  
 (904) 565-6016

[http://reserveji.com/outside\\_home.asp](http://reserveji.com/outside_home.asp)

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
431	1,244 sq ft	Jan 2025	\$207,000	\$166
323	1,171 sq ft	Jan 2025	\$186,770	\$159
1034	1,283 sq ft	Dec 2024	\$140,000	\$109
432	1,244 sq ft	Dec 2024	\$180,000	\$145
234	814 sq ft	Sep 2024	\$185,000	\$227

## Market Information



Reserve at James Island: \$162/sq. ft.  
 Jacksonville: \$173/sq. ft.  
 Jacksonville: \$173/sq. ft.  
 Duval: \$210/sq. ft.

## Inventory for Sale

Reserve at James Island 1%  
 Jacksonville 1%  
 Duval 1%



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

Reserve at James Island	59 days
Jacksonville	58 days
Duval	58 days