

# Unit 408 - Pier Point

408 - 525 3rd St N, Jacksonville Beach, FL, Duval 32250

## Unit Information

MLS Number: 2047862  
 Status: Active Under Contract  
 Size: 1,604 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Additional Parking,Assigned,Community Structure  
 View: Ocean  
 List Price: \$675,000  
 List PPSF: \$421  
 Valuated Price: \$501,000  
 Valuated PPSF: \$309

*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: 58  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 2  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

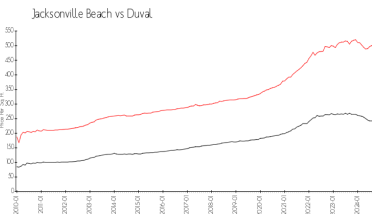
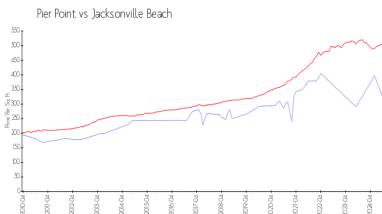
## Building Association Information

PIER POINT CONDOMINIUMS  
 ASSOCIATION OF JACKSONVILLE BEACH, INC.  
 LA VILLA MANAGEMENT INC.  
 219 CRANES LAKE DR  
 PONTE VEDRA BEACH FL 32082

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
309	1,596 sq ft	Jun 2024	\$644,000	\$404
204	1,854 sq ft	Mar 2024	\$605,000	\$326

## Market Information



Pier Point: \$305/sq. ft.  
 Jacksonville Beach: \$481/sq. ft.  
 Jacksonville Beach: \$481/sq. ft.  
 Duval: \$207/sq. ft.

## Inventory for Sale

Pier Point 2%  
 Jacksonville Beach 2%  
 Duval 1%

## Avg. Time to Close Over Last 12 Months

Pier Point 79 days  
 Jacksonville Beach 59 days  
 Duval 57 days

