

# Unit 1304 - II Villagio 1 to 33

1304 - 9745 Touchton Road, Jacksonville, FL, Duval 32246

## Unit Information

MLS Number:	2082557
Status:	Active
Size:	1,181 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	
List Price:	\$253,900
List PPSF:	\$215
Valuated Price:	\$182,000
Valuated PPSF:	\$154

*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:	440
Number of active listings for rent:	0
Number of active listings for sale:	10
Building inventory for sale:	2%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	5

## Building Association Information

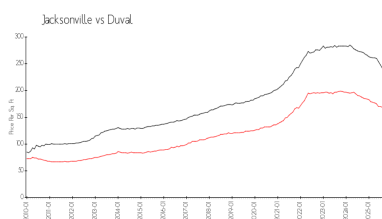
II Villagio Community Association Inc  
9745 Touchton Road Unit 1328  
Jacksonville, FL 32246  
Phone: (904) 996-7340

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1805	1,262 sq ft	Dec 2025	\$211,000	\$167
121	1,301 sq ft	Dec 2025	\$203,000	\$156
1629	1,159 sq ft	Nov 2025	\$170,000	\$147
2724	1,234 sq ft	Oct 2025	\$190,000	\$154
2522	1,468 sq ft	Sep 2025	\$196,000	\$134
2225	1,438 sq ft	Sep 2025	\$195,000	\$136

## Market Information



II Villagio 1 to 33: \$158/sq. ft.  
Jacksonville: \$159/sq. ft.

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Duval: \$197/sq. ft.

## Inventory for Sale

II Villagio 1 to 33	2%
Jacksonville	2%
Duval	2%



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

Il Villagio 1 to 33	87 days
Jacksonville	70 days
Duval	69 days