

Unit 323 - Southern Grove

323 - 8601 Beach Blvd, Jacksonville, FL, Duval 32216

Unit Information

MLS Number:	2085103
Status:	Active Under Contract
Size:	1,258 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned, Guest
View:	Trees/Woods
List Price:	\$175,000
List PPSF:	\$139
Valuated Price:	\$149,000
Valuated PPSF:	\$118

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:	9
Building inventory for sale:	3%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	4

Building Association Information

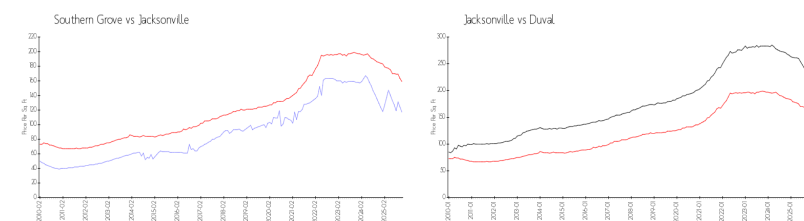
SOUTHERN GROVE
CONDOMINIUM ASSOCIATION, INC
COMMUNITY MANAGEMENT
CONCEPTS OF JACKSONVILLE
7400 BAYMEADOWS WAY STE 317
JACKSONVILLE FL 32256
PHONE 904-367-8532
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<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1007	1,369 sq ft	Nov 2025	\$165,000	\$121
507	1,369 sq ft	Nov 2025	\$167,160	\$122
704	1,258 sq ft	Nov 2025	\$177,000	\$141
711	1,099 sq ft	Sep 2025	\$145,000	\$132
1110	1,369 sq ft	Aug 2025	\$170,000	\$124
704	1,258 sq ft	Aug 2025	\$108,000	\$86

Market Information



Southern Grove: \$117/sq. ft.
Jacksonville: \$159/sq. ft.

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Duval: \$197/sq. ft.

Inventory for Sale



Southern Grove	4%
Jacksonville	2%
Duval	2%

Avg. Time to Close Over Last 12 Months

Southern Grove	118 days
Jacksonville	70 days
Duval	69 days