

# Unit 3690 Kirkpatrick Cir # 12 - Willow Ridge

3690 Kirkpatrick Cir # 12 - 3711 Kirkpatrick Cir, Jacksonville, FL, Duval 32210

## Unit Information

MLS Number: 2095402  
 Status: Pending  
 Size: 1,118 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Additional Parking, On Street, Secured, Unassigned

View:  
 List Price: \$98,000  
 List PPSF: \$88  
 Valuated Price: \$128,000  
 Valuated PPSF: \$114

*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: 192  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 4%  
 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

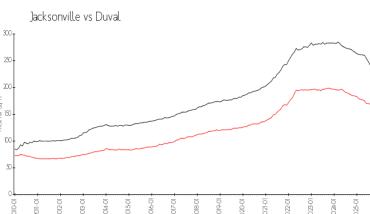
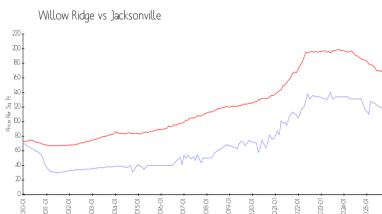
Willow Ridge  
 Condominium Association, Inc  
 5455 A1a S Saint Augustine, FL 32080  
 Phone: (904) 908-4970

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 5      | 940 sq ft   | Nov 2025     | \$107,000  | \$114 |
| 14     | 1,118 sq ft | Nov 2025     | \$110,000  | \$98  |
| 16-7   | 1,157 sq ft | Mar 2025     | \$147,000  | \$127 |
| 12     | 1,118 sq ft | Feb 2025     | \$123,500  | \$110 |

## Market Information



|               |               |               |               |
|---------------|---------------|---------------|---------------|
| Willow Ridge: | \$114/sq. ft. | Jacksonville: | \$159/sq. ft. |
| Jacksonville: | \$159/sq. ft. | Duval:        | \$197/sq. ft. |

## Inventory for Sale

|              |    |
|--------------|----|
| Willow Ridge | 4% |
| Jacksonville | 2% |
| Duval        | 2% |

## Avg. Time to Close Over Last 12 Months



Willow Ridge  
Jacksonville  
Duval

77 days  
70 days  
69 days