

# Unit 818 - Reserve at Pointe Meadows

818 - 7800 Point Meadows Dr, Jacksonville, FL, Duval 32256

## Unit Information

|                 |                                     |
|-----------------|-------------------------------------|
| MLS Number:     | 2105182                             |
| Status:         | Active                              |
| Size:           | 1,244 Sq ft.                        |
| Bedrooms:       | 2                                   |
| Full Bathrooms: | 2                                   |
| Half Bathrooms: | 0                                   |
| Parking Spaces: | Additional Parking,Guest,Unassigned |
| View:           |                                     |
| List Price:     | \$170,000                           |
| List PPSF:      | \$137                               |
| Valuated Price: | \$156,000                           |
| Valuated PPSF:  | \$125                               |

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:                         | 350 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 11  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 17  |
| Number of sales over the last 6 months:  | 7   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

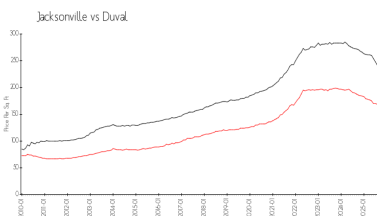
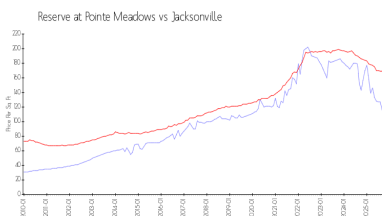
Reserve At Pointe Meadows  
Address: 7800 Point Meadows Dr, Jacksonville, FL 32256,  
Phone:904-642-9990

<https://www.reserveatpointemeadows.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 123    | 1,219 sq ft | Nov 2025     | \$155,000  | \$127 |
| 436    | 1,385 sq ft | Nov 2025     | \$145,000  | \$105 |
| 1527   | 1,424 sq ft | Sep 2025     | \$158,000  | \$111 |
| 426    | 1,281 sq ft | Sep 2025     | \$149,000  | \$116 |
| 736    | 1,281 sq ft | Sep 2025     | \$154,500  | \$121 |

## Market Information



|                            |               |               |               |
|----------------------------|---------------|---------------|---------------|
| Reserve at Pointe Meadows: | \$127/sq. ft. | Jacksonville: | \$159/sq. ft. |
| Jacksonville:              | \$159/sq. ft. | Duval:        | \$197/sq. ft. |

## Inventory for Sale

|                           |    |
|---------------------------|----|
| Reserve at Pointe Meadows | 3% |
| Jacksonville              | 2% |
| Duval                     | 2% |

## Avg. Time to Close Over Last 12 Months



|                           |         |
|---------------------------|---------|
| Reserve at Pointe Meadows | 63 days |
| Jacksonville              | 70 days |
| Duval                     | 69 days |