

# Unit 9625 Amarante Way # 6 - Villa Beauclerc

9625 Amarante Way # 6 - 9505 Armell Wy, Jacksonville, FL, Duval 32257

## Unit Information

MLS Number:	2111170
Status:	Active
Size:	1,118 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Parking Lot
View:	
List Price:	\$177,000
List PPSF:	\$158
Valuated Price:	\$168,000
Valuated PPSF:	\$150

*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:	188
Number of active listings for rent:	0
Number of active listings for sale:	2
Building inventory for sale:	1%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

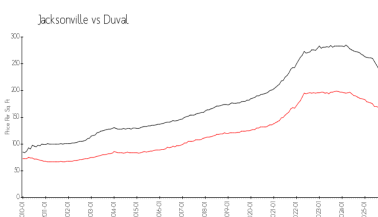
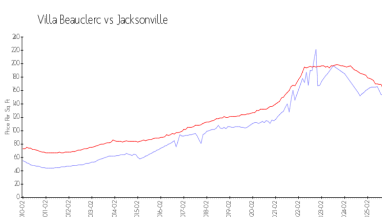
VILLA BEAUCLERC  
CONDOMINIUM ASSOCIATION, INC. .  
MAY MANAGEMENT SERVICES INC  
5455 A1A S # 3 SAINT AUGUSTINE FL 32080  
PHONE 904-561-9708  
FAX 904-461-0335

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
6	1,118 sq ft	Oct 2025	\$165,000	\$148
2	1,157 sq ft	Sep 2025	\$177,000	\$153
3	940 sq ft	Jul 2025	\$155,000	\$165
13	940 sq ft	Mar 2025	\$155,000	\$165

## Market Information



Villa Beauclerc: \$151/sq. ft.  
Jacksonville: \$159/sq. ft.

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Duval: \$197/sq. ft.

## Inventory for Sale

Villa Beauclerc	1%
Jacksonville	2%
Duval	2%



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

Villa Beauclerc	44 days
Jacksonville	70 days
Duval	70 days