

# Unit 609 - Venetian on the Ortega

609 - 5375 Ortega Farms Blvd, Jacksonville, FL, Duval 32210

## Unit Information

MLS Number: 2113890  
Status: Active  
Size: 1,403 Sq ft.  
Bedrooms: 3  
Full Bathrooms: 2  
Half Bathrooms: 0  
Parking Spaces: Assigned, Guest  
View:  
List Price: \$264,000  
List PPSF: \$188  
Valuated Price: \$240,000  
Valuated PPSF: \$171

*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: 137  
Number of active listings for rent: 0  
Number of active listings for sale: 5  
Building inventory for sale: 3%  
Number of sales over the last 12 months: 7  
Number of sales over the last 6 months: 4  
Number of sales over the last 3 months: 2

## Building Association Information

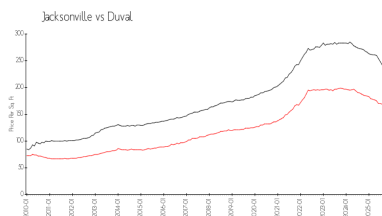
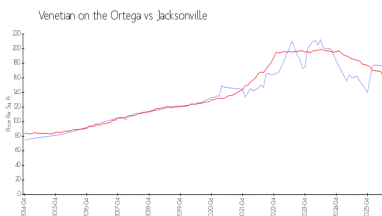
Venetian On the Ortega  
Address: 5375 Ortega Farms Blvd, Jacksonville, FL 32210  
Phone: +1 904-317-3259

<https://venetianhoa.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
506	1,016 sq ft	Nov 2025	\$199,000	\$196
614	1,276 sq ft	Oct 2025	\$155,000	\$121
408	1,276 sq ft	Aug 2025	\$232,000	\$182
1011	1,477 sq ft	Jul 2025	\$275,000	\$186
210	1,090 sq ft	Jun 2025	\$190,000	\$174

## Market Information

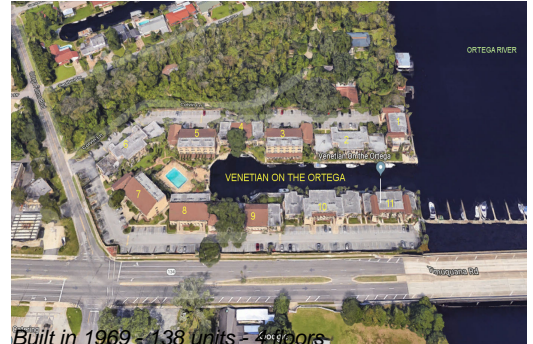


Venetian on the Ortega:	\$176/sq. ft.	Jacksonville:	\$159/sq. ft.
Jacksonville:	\$159/sq. ft.	Duval:	\$197/sq. ft.

## Inventory for Sale

Venetian on the Ortega 4%  
Jacksonville 2%  
Duval 2%

## Avg. Time to Close Over Last 12 Months



Venetian on the Ortega  
Jacksonville  
Duval

109 days  
70 days  
70 days