

# Unit 1604 - Merrill Pines

1604 - 7920 Merrill Rd, Jacksonville, FL, Duval 32277

## Unit Information

|                 |                                   |
|-----------------|-----------------------------------|
| MLS Number:     | 2115253                           |
| Status:         | Active                            |
| Size:           | 1,118 Sq ft.                      |
| Bedrooms:       | 2                                 |
| Full Bathrooms: | 2                                 |
| Half Bathrooms: | 0                                 |
| Parking Spaces: | Additional Parking,Assigned,Gated |
| View:           | Protected Preserve                |
| List Price:     | \$157,000                         |
| List PPSF:      | \$140                             |
| Valuated Price: | \$158,000                         |
| Valuated PPSF:  | \$141                             |

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:                         | 352 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 7   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 15  |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

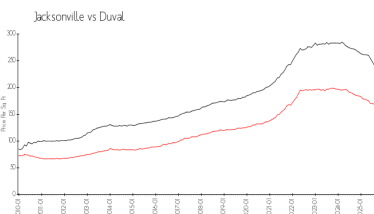
Merrill Pines Condo Association  
7920 Merrill Rd, Jacksonville, FL 32277  
(904) 743-4589

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1306   | 1,118 sq ft | Dec 2025     | \$135,000  | \$121 |
| 107    | 1,157 sq ft | Nov 2025     | \$170,000  | \$147 |
| 915    | 1,157 sq ft | Nov 2025     | \$158,000  | \$137 |
| 1208   | 1,157 sq ft | Aug 2025     | \$170,000  | \$147 |
| 1116   | 1,157 sq ft | Jul 2025     | \$167,000  | \$144 |
| 403    | 940 sq ft   | Jul 2025     | \$145,000  | \$154 |

## Market Information



|               |               |               |               |
|---------------|---------------|---------------|---------------|
| Merril Pines: | \$142/sq. ft. | Jacksonville: | \$159/sq. ft. |
| Jacksonville: | \$159/sq. ft. | Duval:        | \$197/sq. ft. |

## Inventory for Sale

|              |    |
|--------------|----|
| Merril Pines | 2% |
| Jacksonville | 2% |
| Duval        | 2% |

## Avg. Time to Close Over Last 12 Months



|              |         |
|--------------|---------|
| Merril Pines | 52 days |
| Jacksonville | 70 days |
| Duval        | 70 days |