

Unit 2606 - Hammock Grove

2606 - 12301 Kernan Forest Blvd, Jacksonville, FL, Duval 32225

Unit Information

MLS Number:	2117901
Status:	Active
Size:	1,122 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Additional Parking,Attached,Garage,Gated
View:	
List Price:	\$234,400
List PPSF:	\$209
Valuated Price:	\$180,000
Valuated PPSF:	\$160

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:	232
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

Building Association Information

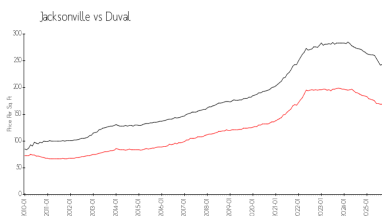
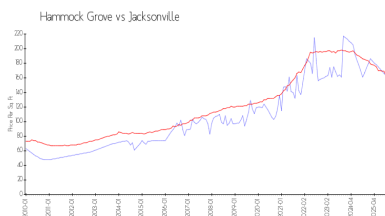
Kernan Forest HOA
Address: 12301 Kernan Forest Blvd, Jacksonville, FL 32225,
Phone:+1 904-998-0023

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
508	1,250 sq ft	Oct 2025	\$230,000	\$184
407	1,530 sq ft	Sep 2025	\$244,500	\$160
1606	1,122 sq ft	Sep 2025	\$200,000	\$178
1905	1,779 sq ft	Aug 2025	\$268,000	\$151
1206	1,122 sq ft	Jul 2025	\$214,900	\$192

Market Information



Hammock Grove:	\$160/sq. ft.	Jacksonville:	\$159/sq. ft.
Jacksonville:	\$159/sq. ft.	Duval:	\$197/sq. ft.

Inventory for Sale

Hammock Grove	1%
Jacksonville	2%
Duval	2%

Avg. Time to Close Over Last 12 Months



Hammock Grove
Jacksonville
Duval

74 days
70 days
70 days