

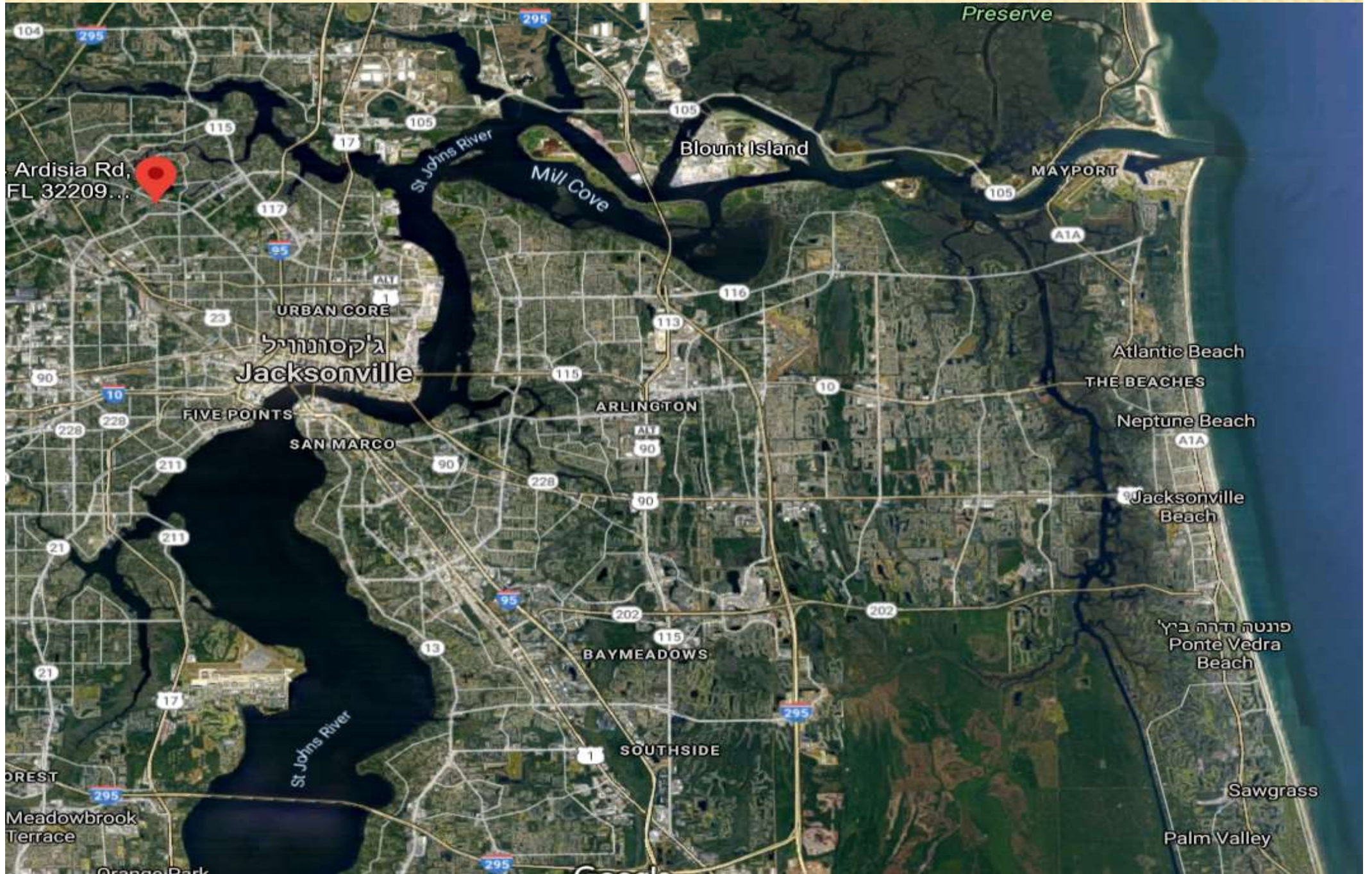
**3524 ARDISIA RD. JACKSONVILLE
FLORIDA 32209**



STREET VIEW



LOCATION





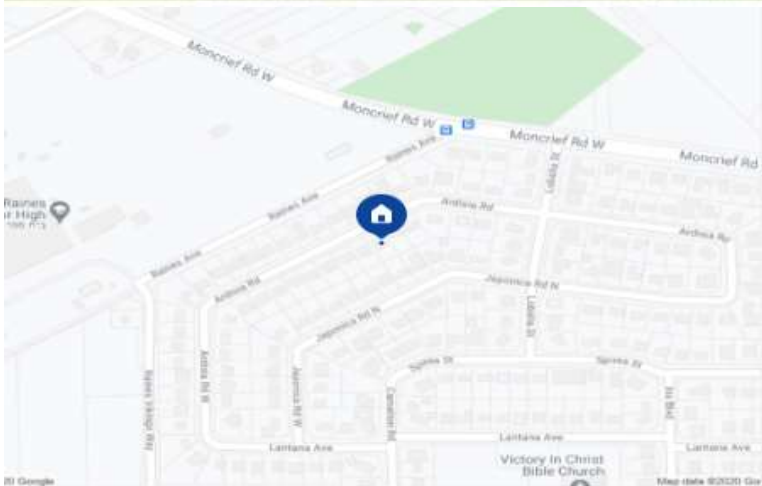
4 bd | 2 ba | 1,308 sqft

3524 Ardisia Rd N, Jacksonville, FL 32209

Sold: \$46,100 | Sold on 02/26/20 | Zestimate®: **\$118,663**

Est. refi payment: \$211/mo [\\$ Refinance your loan](#)

[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood data](#)



Neighborhood: Edgewood Manor

Walk Score®: 34 (Car-Dependent)

Transit Score™: 37 (Some Transit)

ZIP code stats

Home values in 32209 have **increased 16.4% (↑)** over the past 12 months.

Zillow predicts the home values in 32209 will **increase 10.4% (↑)** in the next year.

This home is valued **33.3% lower (↓)** than the typical home in 32209.

The **typical Zestimate®** for this ZIP code is \$69,135.

Neighborhood stats are generated from MLS and other data sources.

[See more neighborhood details](#)

אתר השמאי המחוזי

Collapse sections you do not want to print.

MY AMERICA LLC ET AL
258 HOLIDAY PARK BLVD NE
PALM BAY, FL 32907

Primary Site Address
3524 N ARDISIA RD
Jacksonville FL 32209

Official Record Book/Page
19383-01620

Tile #
6328

3524 N ARDISIA RD

Property Detail

RE #	028328-0000
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00424 MAGNOLIA GARDENS UNIT 05
Total Area	7094

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#).

Value Summary

Value Description	2020 Certified	2021 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$60,323.00	\$59,799.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$7,560.00	\$7,560.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$67,883.00	\$67,359.00
Assessed Value	\$67,883.00	\$67,359.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$67,883.00	See below

Buildings

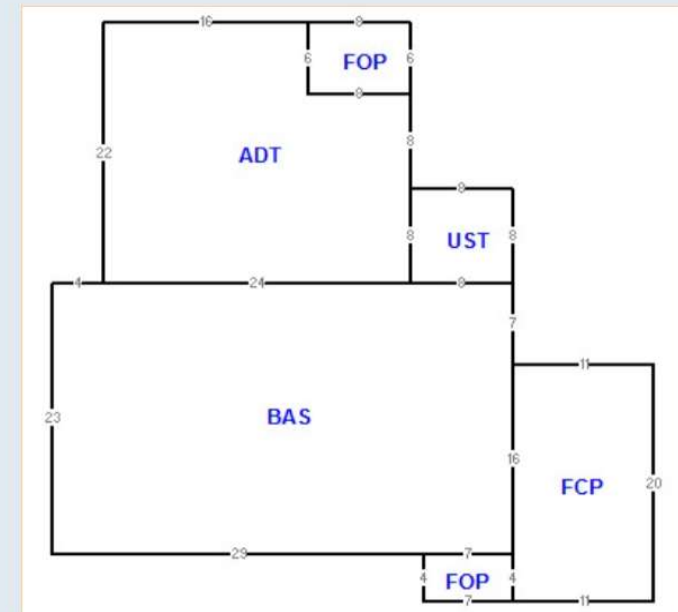
Building 1
Building 1 Site Address
3524 N ARDISIA RD Unit
Jacksonville FL 32209

Building Type	0101 - SFR 1 STORY
Year Built	1955
Building Value	\$59,799.00

Type	Gross Area	Heated Area	Effective Area
Addition	480	480	432
Base Area	828	828	828
Unfinished Storage	64	0	26
Finished Open Porch	48	0	14
Finished Open Porch	28	0	8
Finished Carpet	220	0	55
Total	1668	1308	1363

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Roof Struct	3	3 Gable or Hip
Roofing Cover	2	2 Rolled Comp
Interior Wall	3	3 Plastered
Int Flooring	11	11 Cer Clay Tile
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	1.000	
Bedrooms	4.000	
Baths	2.000	
Rooms / Units	1.000	





טבלת כדאיות עסקה

EXPENSES & INCOME	
PURCHASE PRICE	\$46,000
RENO COSTS	\$48,000
TOTAL PROJECT COSTS	\$94,000
SELL PRICE	\$128,000
CLOSING COSTS	\$12,800
NET INCOME (BEFORE TAX)	\$21,200
ROI	22.5%

* נתוני ההכנסה במצגת זו מתבססים על ניתוח הנכס ומצב השוק העדכני והינם צפי בלבד

סיכון / סיכוי

\$46,000

\$48,000

\$94,000

\$128,000

\$21,200

• מחיר קניה

• עלות שיפוץ

• סה"כ עלות פרויקט

• צפי מחיר מכירה

• רווח צפוי לפרויקט

חלוקת השקעה

\$94,000

סכום השקעה כולל

\$72,000 –

L.N.S INVESTMENT LLC

\$22,000 –

COMMUNITY PROPERTY INVESTMENT LLC

חלוקת רווחים

\$31,000

סה"כ הכנסה נטו

\$15,500 – (50%)

BEN SALOMON INVESTMENTS LLC

\$15,500 – (50%)

COMMUNITY PROPERTY INVESTMENT LLC

תשואה למשקיע

סה"כ השקעה – \$72,000

סה"כ הכנסה – \$11,050

תשואה – $11,050/72,000 = 0.153$

ROI = 15.3%