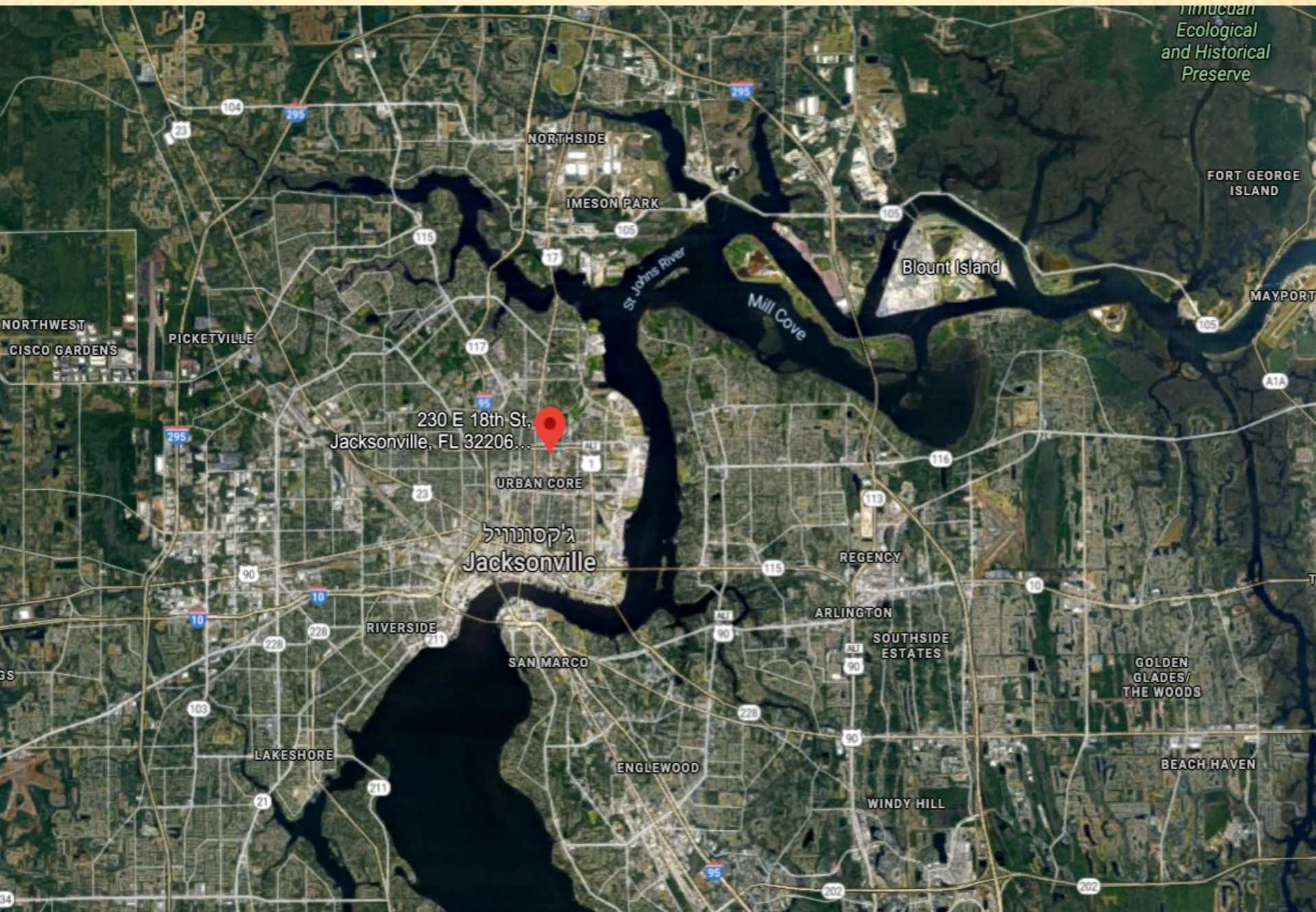


# 231 E 18<sup>TH</sup> STREET JACKSONVILLE FLORIDA 32206





Timucuan  
Ecological  
and Historical  
Preserve

FORT GEORGE  
ISLAND

Blount Island

230 E 18th St,  
Jacksonville, FL 32206...

ג'קסון וו'יל  
Jacksonville

URBAN CORE

REGENCY

ARLINGTON

SOUTHSIDE  
ESTATES

GOLDEN  
GLADES/  
THE WOODS

BEACH HAVEN

ENGLEWOOD

WINDY HILL

LAKESHORE

SAN MARCO

RIVERSIDE

PICKETVILLE

NORTHWEST  
CISCO GARDENS

NORTHSIDE

IMESON PARK

MAYPORT



**\$93,900** 4 bd | 2 ba | 1,916 sqft

231 E 18th St, Jacksonville, FL 32206

● Pending | Zestimate®: **\$89,600**

Est. payment: \$429/mo **\$** Get pre-qualified

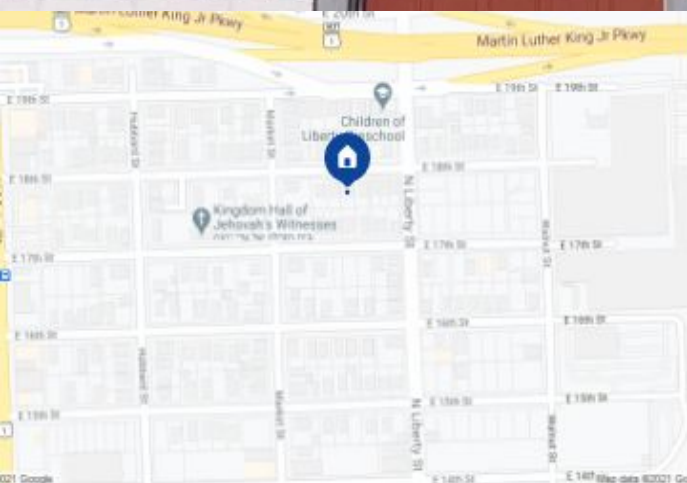
Contact Agent

Overview Facts and features Home value Price and tax hist >



Love this home? Sell your current home to Zillow, and close on your schedule.

Zipcode



 **Walk Score® 44** (Car-Dependent)

 **Transit Score™ 39** (Some Transit)

### ZIP code stats

Home values in 32206 have **increased 14.1% (↑)** over the past 12 months.

Zillow predicts the home values in 32206 will **increase 6.3% (↑)** in the next year.

This home is valued **36.6% higher (↑)** than the typical home in 32206.

The **typical Zestimate®** for this ZIP code is \$70,974.

# אתר השמאי המקומי



**Jerry Holland, Property Appraiser**  
Fair And Accurate For All



Basic Search

Advanced Search

Tangible Search

[Collapse sections you do not want to print.](#)

[Refine Search](#) [New Search](#)

**JOP TEXAS PROPERTIES 5 LLC** [Primary Site Address](#)  
1302 WAUGH DR  
UNIT 967  
HOUSTON, TX 77019

[Official Record Book/Page](#)  
18288-02180

[Tile #](#)  
6401

**231 E 18TH ST**

Property Detail

<b>RE #</b>	044636-0000
<b>Tax District</b>	USD1
<b>Property Use</b>	0100 Single Family
<b># of Buildings</b>	1
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	00715 NEW SPRINGFIELD
<b>Total Area</b>	4974

Value Summary

Value Description	2020 Certified	2021 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$35,862.00	\$36,822.00
<b>Extra Feature Value</b>	\$1,019.00	\$1,013.00
<b>Land Value (Market)</b>	\$5,118.00	\$6,230.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$41,999.00	\$44,065.00
<b>Assessed Value</b>	\$41,999.00	\$44,065.00
<b>Cap Diff/Portability Amt</b>	\$0.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$41,999.00	See below

Tax Map



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

**In Progress**  
In Progress property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

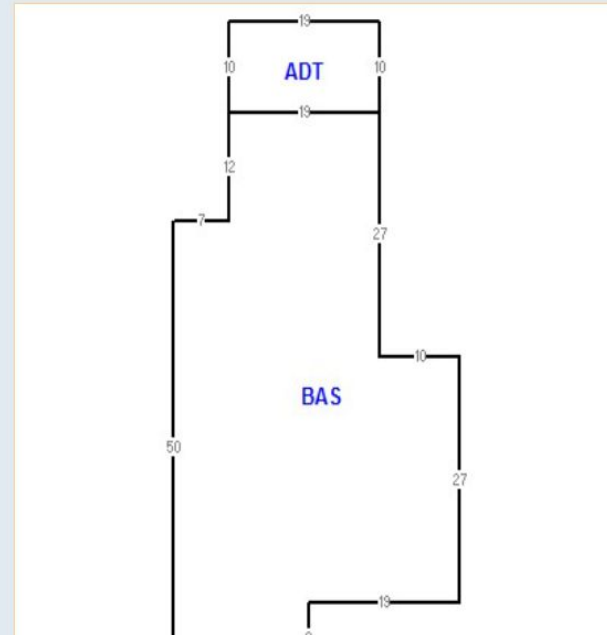
**Building 1 Site Address**  
231 E 18TH ST  
Jacksonville FL 32206-

<b>Building Type</b>	0101 - SFR 1 STORY
<b>Year Built</b>	1922
<b>Building Value</b>	\$36,822.00

Type	Gross Area	Heated Area	Effective Area
<b>Base Area</b>	1726	1726	1726
<b>Addition</b>	190	190	171
<b>Total</b>	1916	1916	1897

Element	Code	Detail
Exterior Wall	7	7 Cem Fib Shng
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	11	11 Cer Clay Tile
Int Flooring	12	12 Hardwood
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	



# COMPS



 Zillow

 Edit 

3 bd | 2 ba | 1,368 sqft

233 E 17th St, Jacksonville, FL 32206

 Sold: \$196,990 | Sold on 12/02/20

Est. refi payment: \$888/mo  [Get current](#)

[Home value](#)

[Owner tools](#)

[Home details](#)



# COMPS

Sold 05/25/2021



**\$254,000**

2 bds 2 ba 1,160 sqft - Sold

2060 N Market St, Jacksonville, FL 32206

Sold 07/01/2021



**\$168,000**

3 bds 2 ba 1,190 sqft - Sold

250 Ravine St, Jacksonville, FL 32206

Sold 04/30/2021



**\$107,140**

2 bds 1 ba 1,335 sqft - Sold

226 E 15th St, Jacksonville, FL 32206

Sold 03/17/2021



**\$193,800**

2 bds 1 ba 1,179 sqft - Sold

532 W 24th St, Jacksonville, FL 32206

# טבלת כדאיות עסקה

EXPENSES & INCOME	
PURCHASE PRICE	\$68,000
RENO COSTS	\$100,000
TOTAL PROJECT COSTS	\$168,000
SELL PRICE	\$240,000
CLOSING COSTS	\$24,000
NET INCOME (BEFORE TAX)	\$48,800
<b>ROI</b>	<b>28.5%</b>
<b>TOTAL TIME FOR PROJECT 10 -12 MONTHS</b>	

\*הנתונים במצגת זו מתבססים על ניתוח הנכס ומצב השוק העדכני והינם צפי בלבד

# סיכון / סיכוי

\$68,000	• מחיר קניה
\$100,000	• עלות שיפוץ
\$168,000	• סה"כ עלות פרויקט
\$240,000	• צפי מחיר מכירה
\$48,000	• רווח צפוי לפרויקט



# חלוקת השקעה

**\$168,000**

**סכום השקעה כולל**

**\$134,400 – (80%)**

**WIN INVESTMENT LLC**

**\$33,600 – (20%)**

**COMMUNITY PROPERTY INVESTMENT LLC**

# חלוקת רווחים

**\$48,000**

**סה"כ הכנסה נטו**

**\$24,000 – (50%)**

**WIN INVESTMENTS LLC**

**\$24,000 – (50%)**

**COMMUNITY PROPERTY INVESTMENT LLC**

# תשואה למשקיע

סה"כ השקעה – \$134,400

סה"כ הכנסה – \$24,000

תשואה –  $24,000 / 134,400 = 0.162$

**ROI = 17.85%**