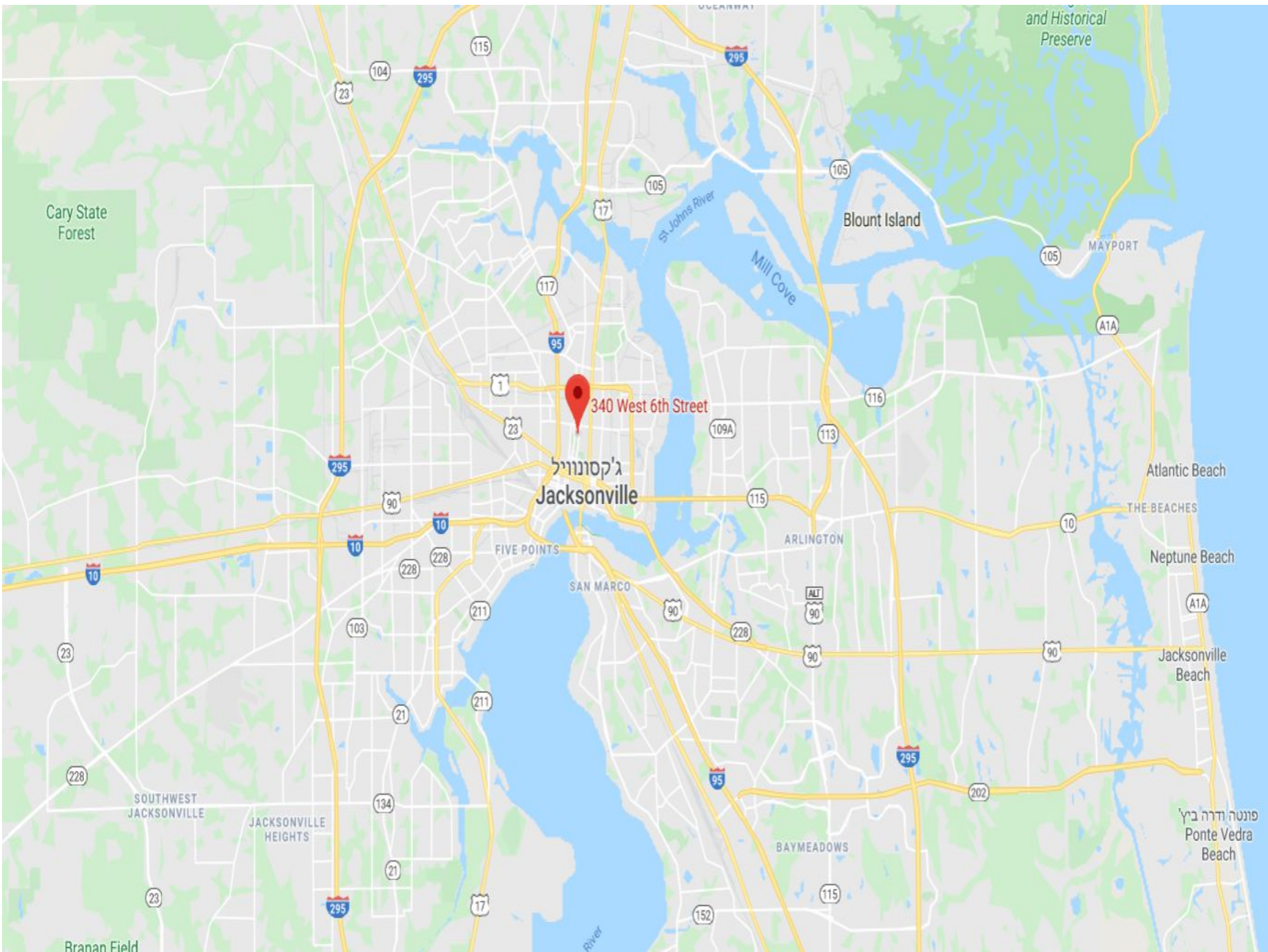


6326 AVALON ST JACKSONVILLE, FL

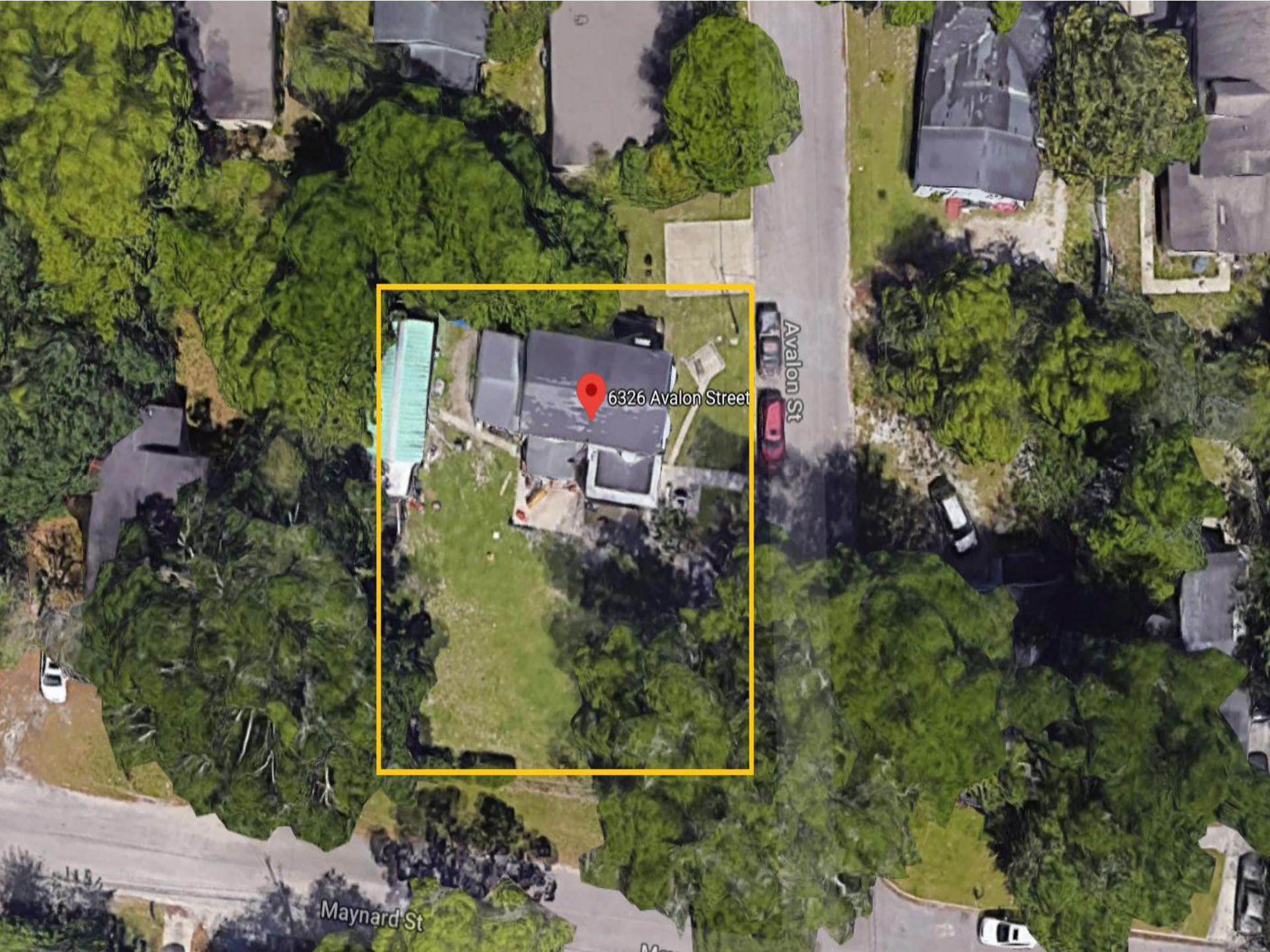




340 West 6th Street

ג'קסוןוויל
Jacksonville

פונטה ודרה ביץ'
Ponte Vedra Beach



6326 Avalon Street

Avalon St

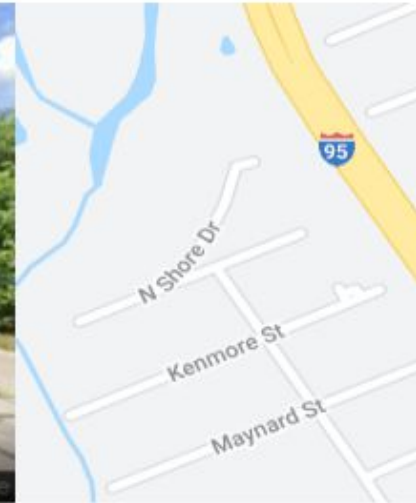
Maynard St

כדאיות עסקה

EXPENSES & INCOME	
PURCHASE PRICE	\$30,000
RENO COSTS	\$60,000
TOTAL PROJECT COSTS	\$90,000
SALE PRICE	\$130,000
CLOSING COSTS	\$13,000
NET INCOME (BEFORE TAX)	\$27,000
ROI	30%
TOTAL TIME FOR PROJECT 6-8 MONTHS	

*המספרים הנ"ל הינם צפי בלבד ועלולים להשתנות

6326 AVALON ST'



6326 Avalon St Jacksonville, FL 32208

2 beds · 1 bath · 1,500 sqft

● OFF MARKET

Zestimate[®]: None ?

2018 assessed: \$55,294 ?

Est. refi payment: \$ --

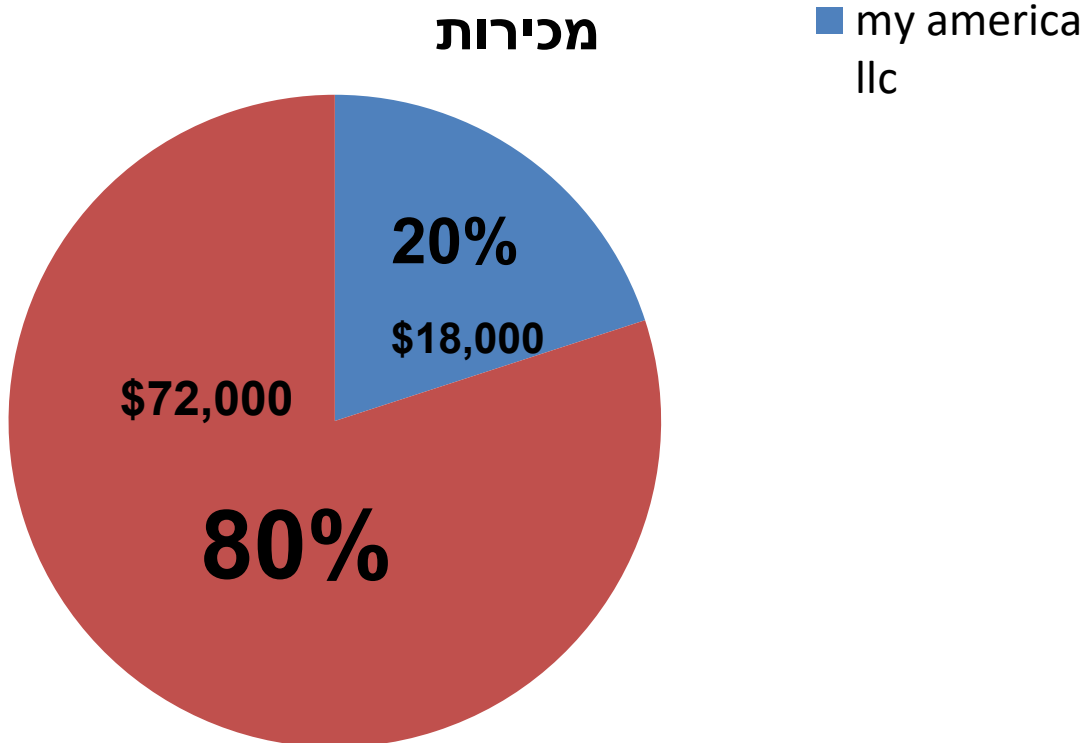
[\\$ Get current rates](#)

המטרה להפוך את הנכס ל:
3 חדרי שינה
2 אמבטיה/שירותים
ללא הגדלת הנכס

בית עשוי עץ
2 קומות
2 חדרי שינה 1 אמבטיה שירותים
SQFT 1500

חלוקת השקעה

סך השקעה כולל - \$90,000
CPI LLC - \$18,000
שלומי בוקובזה - \$72,000



חלוקת רווחים

רווח לפרויקט – \$27,000

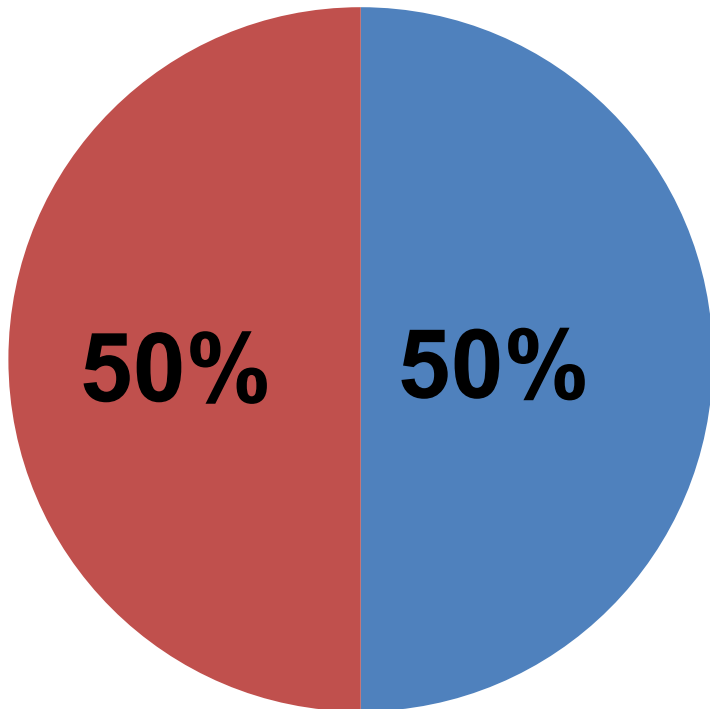
CPI LLC – 13,500\$

שלומי בוקובזה - 13,500\$

מכירות

■ MY AMERICA LLC

■ שלומי בוקובזה



למשקיע ROI

שלומי בוקובזה -

$$13,500/72,000=0.1875$$

COMPS



Sold 11/08/2019

\$114,500

3 bds | 1 ba | 1,064 sqft

1123 Maynard St, Jacksonville, FL 32208

● Sold



Sold 02/14/2020

\$138,000

4 bds | 2 ba | 1,208 sqft

1036 Kenmore St, Jacksonville, FL 32208

● Sold



Sold 04/30/2019

\$148,000

3 bds | 1 ba | 1,054 sqft

918 Maynard St, Jacksonville, FL 32208

● Sold



Sold 03/12/2019


\$152,000

3 bds | 1 ba | 1,876 sqft

964 Ardoon St, Jacksonville, FL 32208

● Sold

נתונים מאתר השמאי המיוחד

 Collapse sections you do not want to print.

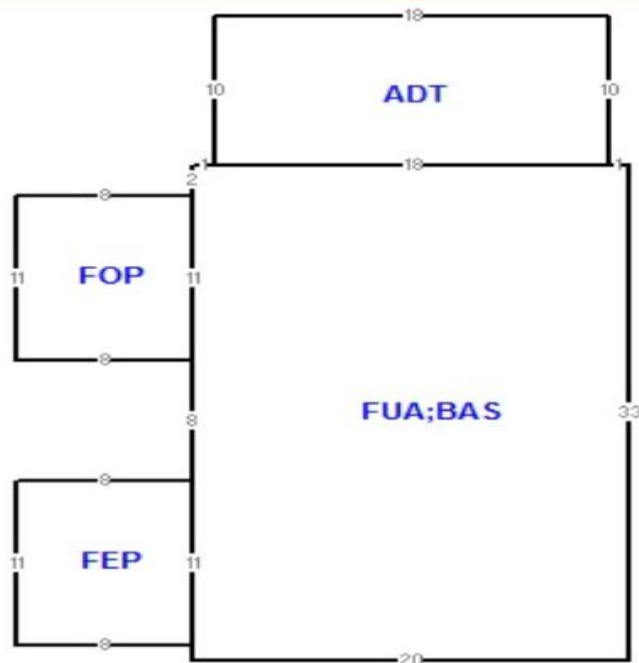
MY AMERICA LLC  
258 HOLIDAY PARK BLVD NE 
PALM BAY, FL 32907


Primary Site Address 
6326 AVALON ST
Jacksonville FL 32208

Official Record Book/Page 
19194-02064

Tile # 
6335

 **6326 AVALON ST**



Tax Map 



Oblique Image Viewer

נתונים מאתר השמאי המחוזי

City of Jacksonville, FL USA



Jerry Holland, Property Appraiser

Fair And Accurate For All

Basic Search

Advanced Search

Tangible Search

Element	Code	Detail
Exterior Wall	6	6 Vertical Sheet
Exterior Wall	26	26 Alum/Vinyl
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	9	9 Pine/Soft Wood
Heating Fuel	4	4 Electric
Heating Type	3	3 Frcd Not Ductd
Air Cond	2	2 Wall Unit

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

Building 1 Site Address

6326 AVALON ST
Jacksonville FL 32208

Building Type	0102 - SFR 2 STORY
Year Built	1933
Building Value	\$46,255.00

Type	Gross Area	Heated Area	Effective Area
Addition	180	180	162
Finished upper story 1	660	660	627
Base Area	660	660	660
Finished Encl Porch	88	0	53
Finished Open Porch	88	0	26
Total	1676	1500	1528

אתר המיסים המחוזי

Property Tax Account Details

Account	Property Type	Last Update
032609-0000	REAL ESTATE	5/21/2020 12:43:06 AM

Mailing Address:

HILLIARD MERRILL O LIFE ESTATE
 HILLIARD MERRILL O LIFE
 ESTATE ET AL
 FARMHAM MONA L
 6326 AVALON ST
 JACKSONVILLE, FL
 32208-4305

SITUS:

6326 AVALON ST 32208

Millage Code

USD1

Escrow Code

Ad Valorem Taxes

Taxing Code	Taxing Authority	Assessed Value	Exemption Amount	Taxable Value	Millage Rate	Taxes
1001	CITY OF JACKSONVILLE	\$55,476.00	\$0.00	\$55,476.00	11.44190	\$634.75
2001	ST JOHNS RIVER WTR MGMT DIST	\$55,476.00	\$0.00	\$55,476.00	0.24140	\$13.39
4001	FL INLAND NAVIGATION	\$55,476.00	\$0.00	\$55,476.00	0.03200	\$1.78
6000	USD	\$55,476.00	\$0.00	\$55,476.00	0.00000	\$0.00
7001	SCHOOLS	\$55,476.00	\$0.00	\$55,476.00	6.15000	\$341.18
Total					17.8653	\$991.10

Non Ad-Valorems

Non-Ad Valorem Assessments

Levying Code	Levying Authority	Taxes
SOLW	COJ SOLID WASTE	\$151.80
STMW	COJ STORMWATER	\$30.00
Total		\$181.80

Taxes Due

Account	Folio	Taxes	Fees	Interest	Discount	Paid	Due Date	Amount Due
032609-0000	1077868.0000	\$1,172.90	\$0.00	\$0.00	(\$46.92)	\$1,125.98	3/31/2020	\$0.00

If Paid By

Taxes	Fees	Interest	Discount	If Paid By	Amount Due
\$1,172.90	\$0.00	\$0.00	(\$46.92)	3/31/2020	\$0.00

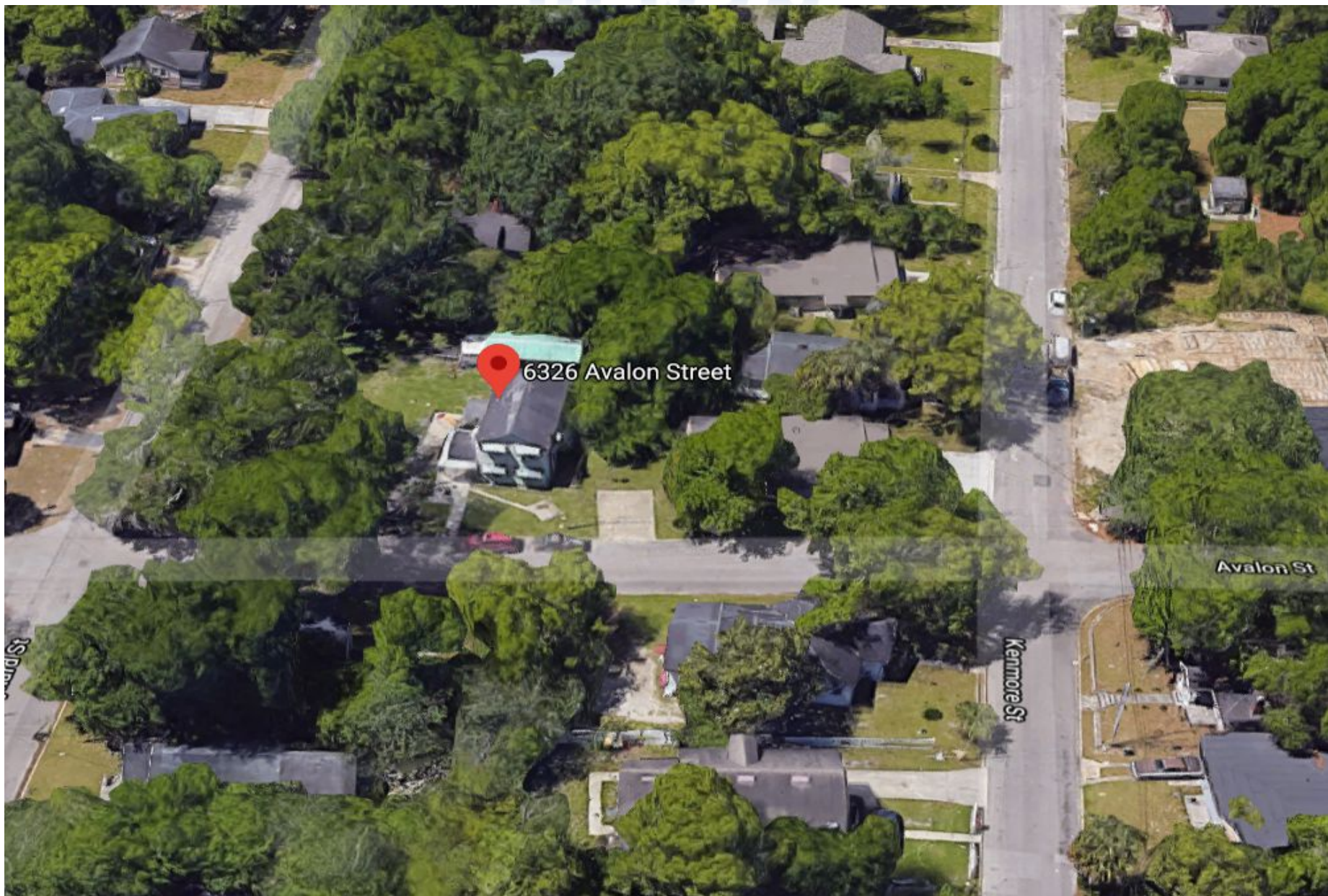
Payment History

Date Paid	Receipt Year	Receipt	Paid By	Paid
11/5/2019	2019	622183.0002	FARNHAM/	\$1,125.98

חזית



מבט על



מבט על הרחוב

