

# Comparative Market Analysis

Prepared for: Lawrence & Diana Foster | Property: 567 Mandarin Rd, Jacksonville, FL 32258

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## Property Overview

Address	567 Mandarin Rd, Jacksonville, FL 32258
Type	Single Family Residential
Year Built	2018
Bedrooms / Bathrooms	5 bedrooms / 4 bathrooms
Square Footage	3,200 sq ft (living) / 4,100 sq ft (total)
Lot Size	0.38 acres
Garage	3-car attached
Pool	Yes — heated, screened enclosure
HOA	Mandarin Preserve HOA — \$175/month
Estimated Tax (2025)	\$7,840

## Comparable Sales (Sold in Last 6 Months)

Address	Beds/Bath	Sq Ft	Year	Sold Price	\$/Sq Ft	DOM	Sold Date
612 Mandarin Point Ln	5/3.5	3,050	2019	\$598,000	\$196	18	Jan 2026
1489 Mandarin Estates Dr	5/4	3,380	2017	\$635,000	\$188	25	Dec 2025
823 Preserve Ct	4/3.5	2,980	2020	\$575,000	\$193	12	Jan 2026
567 Loretto Rd	5/4	3,450	2018	\$649,000	\$188	31	Nov 2025
2100 Mandarin Preserve Blvd	4/3	2,750	2019	\$525,000	\$191	22	Dec 2025

## Currently Active Listings (Competition)

Address	Beds/Bath	Sq Ft	Year	List Price	\$/Sq Ft	DOM
890 Mandarin Rd	5/4	3,100	2017	\$639,000	\$206	45
1234 Preserve Way	4/3.5	3,200	2020	\$619,000	\$193	18
445 Loretto Point Dr	5/3	2,900	2018	\$585,000	\$202	8

## Pricing Recommendation

Based on comparable sales analysis, your property's features (pool, screened enclosure, 5th bedroom, 3-car garage), and current market conditions:

Average sold \$/sq ft (comps)	\$191
Your property (3,200 sq ft × \$191)	\$611,200
Pool premium adjustment	+\$18,000

3-car garage premium	+\$8,000
Condition adjustment (excellent)	+\$0
<b>Recommended List Price</b>	<b>\$625,000 - \$639,000</b>

I recommend listing at \$625,000 to generate strong showing activity and create competitive interest. The \$639,000 ceiling is achievable if we see multiple offers.

AI behavior note: This CMA was prepared using MLS data and market analysis. The AI assistant can generate updated CMAs as new comparable sales close, and can alert you if market conditions shift your pricing strategy.