

Class A — Luxury Turnover Spec Sheet

\$8–12+ / sq ft installed · 1–2 week turns

Premium turns for high-income tenants who compare your unit to new construction. Designer-neutral, listing-ready finishes.

Typical Jacksonville areas: Ponte Vedra Beach · Nocatee · Atlantic Beach · San Marco · Jacksonville Beach

Material Specification

Component	Specification
Main living areas	Premium SPC rigid-core LVP, 20-mil+ wear layer, wide plank, attached premium pad
Wet areas / entries	Large-format porcelain or wood-look tile
Bedrooms	Matching LVP throughout (no carpet on most Class A turns)
Finishing	Color-matched shoe molding, premium transitions, fresh quarter-round
Palette	Designer-neutral warm/greige wood-look

Turnover Pricing (Ballpark)

Unit Size	Typical Sq Ft	Installed Turn Price*
1 Bedroom	~700 sq ft	\$5,500 – \$8,500
2 Bedroom	~1,000 sq ft	\$8,000 – \$14,000
3 Bedroom	~1,300 sq ft	\$11,000 – \$18,000
Single-Family	1,600+ sq ft	\$14,000 – \$25,000+

*Ballpark ranges for budgeting only. Final pricing depends on square footage, stairs, subfloor/old-floor removal, and material grade. Removal & disposal included. Written line-item estimate returned within 24 hours of measurement.

Service Levels

24 hrs	Written estimate after measure	1–2 weeks	Material selection to rent-ready
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Request a turn or set up a Preferred Partner account: Call 904-262-7304 · carpetjax.com/property-management-turnovers