BUY · SELL · INVEST · JACKSONVILLE, FL

Meet Bobby Tighe.

Your Jacksonville REALTOR®



1. **5-Star** REALTOR®
2. **Airbnb** Superhost
3. **U.S. Army** Veteran

Strategy first. Keys second.

Real estate moves fast. I'll help you move smart.

FREE HOME VALUE
Ask me for a free CMA.

01 BUY *Find it. Fund it.*

- **Every option.** Condos, townhomes, single-family, and multifamily.
- **Know your numbers first** with trusted loan officers.
- **VA, FHA, or conventional,** side by side.

02 SELL *Price it right.*

- **Priced by the market.** A CMA built on the last 6 months of local comps.
- **Your bottom line up front** with a seller net sheet.
- **Bold marketing** and steady updates from list to close.

03 INVEST *Build wealth.*

- **House-hack a 2–4 unit.** Live in one, rent the rest. VA and FHA allow it.
- **Short- or long-term rental?** Strategy from a current Superhost.
- **Run the numbers first:** rent, expenses, and cash flow.







FLORIDA HOMESTEAD is growing (Amendment 3)

$50K today → **$150K** Jan 1, 2027* → **$250K** Jan 1, 2028*

+ No state income tax in FL

THE BOBBY DIFFERENCE

Served. Now serving you.
As an Army veteran, I know VA loans: **$0 down** for eligible buyers and **no PMI**. PCS to NAS Jax or Mayport? I'll help you land well.

I host, too.
Superhost status takes a **4.8+ rating**, 10+ stays, and under 1% cancellations. I bring that rental know-how to your investment.

Well-rounded, never rushed.
Loan officers, guides, and straight answers, so every move is educated and strategic.

OWNING BUILDS WEALTH

Median household net worth, U.S.

Homeowners	$458,900
Renters	$10,600

$399K NE Florida median home price	**+4.1%** price vs. a year ago	**36** median days on market

*Sources: Federal Reserve 2025 SCF (Oct 2026), 2025 dollars. NEFAR Oct 2026, single-family, 6 counties. VA.gov; HUD (FHA 1–4 units); Airbnb Superhost rules. VA $0 down if price ≤ appraised value; eligibility and lender approval required. *Fla. Const. Art. VII §6 (Amendment 3), FL DOR PTO Bulletin 26-21: non-school taxes; school exemption stays $25K; new residents after 2026 phase in. Income tax: Fla. Const. Art. VII §5.*

Let's talk real estate.

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FREE GUIDES, JUST ASK

- ✓ Home Buying
- ✓ Home Selling
- ✓ VA Home Buying
- ✓ VA Listing
- ✓ New Homeowner — homestead + energy savings

ATRIUM REALTY

SCAN TO CONNECT