

COBB MAXWELL S
6721 ARQUES RD
JACKSONVILLE, FL 32205

09-3N-23-2020-0045-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 15 CONC BLOCK 100										0100 01 2,507 96.0000 100.80 252,706 1977 1998 0 0 13.50 86.50										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM 0% - 2026 Heated Area: 2254 HX Base Yr										BUILDING MARKET VALUE 218,591									
Roof Cover 12 MODULAR MT 100																				TOTAL MARKET OB/XF VALUE 39,655									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 312,000									
Interior Floo 03 CONC FINSH 50																				TOTAL MARKET VALUE 570,246									
Interior Floo 13 LVT/LAMMT 50																				SOH/AGL Deduction 0									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 570,246									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Bedrooms 3 100																				BASE TAXABLE VALUE 570,246									
Bathrooms 2 100																				TOTAL JUST VALUE 570,246									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 633,318									
BUD8 Adjustme 04 DIST 01 100																													
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 09																													
NEIGHBORHOOD/LOC 9001.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 716 100 1993 716 62,430																													
BAS 476 100 2008 476 41,504																													
BAS 1,062 100 2009 1,062 92,598																													
FCP 220 25 2009 55 4,796																													
FCP 460 25 2009 115 10,027																													
FOP 36 30 1993 11 959																													
UST 160 45 2009 72 6,278																													
TOTALS 3,130 2,507 218,591																													
EXTRA FEATURES										17153 WHISTLER SPRING LN, HILLIARD																			
L N OB/XF CODE DESCRIPTION BLD CAP L W UNITS UT Adj R ADJ UNIT PRICE ORIG COND YEAR ON YEAR ACTUAL Q % COND OB/XF MKT VALUE NOTES																													
1 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 1980 1980 3 42 1,470																													
3 0940 SHEDS/PORT 0 0 12 24 288.00 SF 30.00 30.00 100 1980 1980 3 20 1,728																													
4 0204 BARN MTL 1 0 0 60 48 2,880.00 SF 12.00 12.00 100 1975 1975 3 20 6,912																													
6 0937 WELL 0 0 0 0 1.00 UT 6,000.00 6,000.00 100 1962 1962 3 100 6,000																													
7 0510 GARAGE WD- 0 0 36 10 360.00 SF 26.95 26.95 100 1975 1975 3 20 1,940																													
8 0940 SHEDS/PORT 0 0 20 10 200.00 SF 19.50 19.50 100 2005 2005 3 21 819																													
9 0680 POLE SHED 0 0 36 19 684.00 SF 7.50 7.50 100 2009 2009 3 48 2,462																													
10 0351 CARPORT MT 0 0 60 35 2,100.00 SF 7.50 7.50 100 1995 1995 3 20 3,150																													
11 0681 POLE SHED 0 0 84 35 2,940.00 SF 11.25 11.25 100 1995 1995 3 20 6,615																													
12 0681 POLE SHED 0 0 40 36 1,440.00 SF 11.25 11.25 100 1990 1990 3 20 3,240																													
LAND DESCRIPTION										TOTAL OB/XF 34,336																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000100 C RES 0 0006 OR 0.00 0.00 24.00 AC 1.00 1.00 1.00 13,000.00 13,000.00 312,000																													
REVIEW DATE 01/01/2023 BY CD										Total Acres: 24.00 Total Land Value: 312,000 Market: 0 Agricultural: 0 Common: 312,000										PRINTED 07/09/2026 BY SYS									

COBB MAXWELL S
6721 ARQUES RD
JACKSONVILLE, FL 32205

09-3N-23-2020-0045-0010

[illegible]