

# Unit 306 - Cottages at Argyle

306 - 8550 Argyle Business Loop, Jacksonville, FL, Duval 32244

## Unit Information

MLS Number: 2022037  
 Status: Active  
 Size: 1,486 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Garage  
 View:  
 List Price: \$214,000  
 List PPSF: \$144  
 Valuated Price: \$204,000  
 Valuated PPSF: \$137

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

## Building Information

Number of units: 144  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

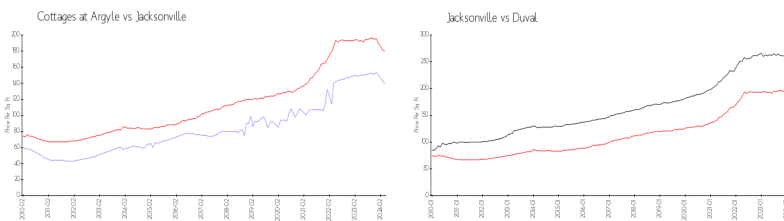
## Building Association Information

THE COTTAGES AT ARGYLE  
 CONDOMINIUM ASSOCIATION, INC.  
 FIRST COAST ASSOCIATION MANAGEMENT LLC  
 11555 CENTRAL PKWY STE 801  
 JACKSONVILLE FL 32224  
 PHONE 904-998-5365  
 FAX 904-998-5366

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1201	1,455 sq ft	Dec 2023	\$220,000	\$151
808	1,455 sq ft	Oct 2023	\$217,500	\$149
1407	1,486 sq ft	Sep 2023	\$210,000	\$141
508	1,455 sq ft	Jun 2023	\$190,000	\$131

## Market Information



Cottages at Argyle:	\$139/sq. ft.	Jacksonville:	\$180/sq. ft.
Jacksonville:	\$180/sq. ft.	Duval:	\$222/sq. ft.

## Inventory for Sale

Cottages at Argyle 1%  
 Jacksonville 1%  
 Duval 1%



**Avg. Time to Close Over Last 12 Months**

Cottages at Argyle	n/a
Jacksonville	46 days
Duval	45 days