

# Unit 305 - Nautilus

305 - 3580 S Ocean Shore Blvd, Flagler Beach, FL, Flagler 32136

## Unit Information

MLS Number: FC298371  
 Status: ACTIVE  
 Size: 1,695 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View:  
 List Price: \$469,000  
 List PPSF: \$277  
 Valuated Price: \$517,000  
 Valuated PPSF: \$305

*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: 89  
 Number of active listings for rent: 0  
 Number of active listings for sale: 7  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

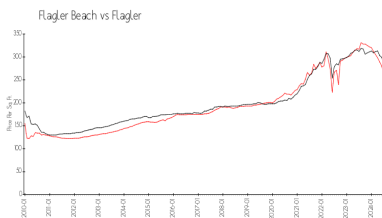
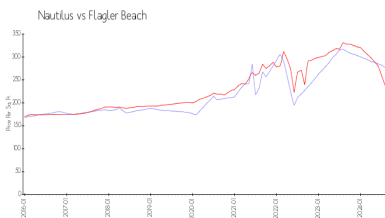
Nautilus Condominium  
 Address: 3580 S Ocean Shore Blvd,  
 Flagler Beach, FL 32136  
 Phone: +1 386-439-5093

<https://nautiluscondo.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
105	658 sq ft	Aug 2024	\$162,500	\$247
505	1,695 sq ft	May 2024	\$550,000	\$324
209	1,358 sq ft	May 2024	\$325,900	\$240
510	1,121 sq ft	Oct 2023	\$247,500	\$221
905	1,695 sq ft	Oct 2023	\$510,000	\$301
507	1,476 sq ft	Oct 2023	\$412,000	\$279

## Market Information



Nautilus: \$277/sq. ft.  
 Flagler Beach: \$238/sq. ft.

Flagler Beach: \$238/sq. ft.  
 Flagler: \$293/sq. ft.

## Inventory for Sale

Nautilus: 8%  
 Flagler Beach: 7%  
 Flagler: 6%



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

Nautilus	122 days
Flagler Beach	100 days
Flagler	90 days