

# Unit 307 - Nautilus

307 - 3580 S Ocean Shore Blvd, Flagler Beach, FL, Flagler 32136

## Unit Information

MLS Number: FC299654  
 Status: ACTIVE  
 Size: 1,476 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View: Pool, Water  
 List Price: \$464,000  
 List PPSF: \$314  
 Valuated Price: \$416,000  
 Valuated PPSF: \$282

*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: 5  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

## Building Association Information

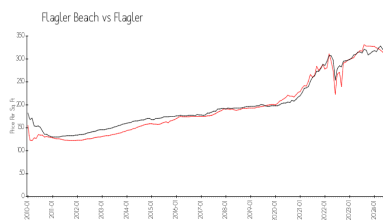
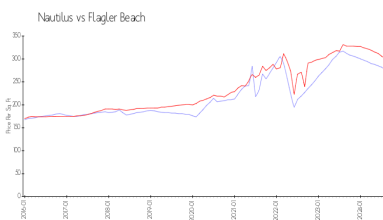
Nautilus Condominium  
 Address: 3580 S Ocean Shore Blvd,  
 Flagler Beach, FL 32136  
 Phone: +1 386-439-5093

<https://nautiluscondo.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
602	1,358 sq ft	Aug 2024	\$385,000	\$284
105	658 sq ft	Aug 2024	\$162,500	\$247
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910	1,121 sq ft	Jul 2024	\$348,000	\$310
505	1,695 sq ft	May 2024	\$550,000	\$324
209	1,358 sq ft	May 2024	\$325,900	\$240

## Market Information



Nautilus: \$277/sq. ft.  
 Flagler Beach: \$301/sq. ft.

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 Flagler: \$332/sq. ft.

## Inventory for Sale

Nautilus 6%



Flagler Beach	6%
Flagler	5%

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

Nautilus	140 days
Flagler Beach	112 days
Flagler	88 days