

# Unit 113 - Ocean Park

113 - 403 Tarpon Ave, Fernandina Beach, FL, Nassau 32034

## Unit Information

MLS Number: 1259284  
 Status: Active  
 Size: 1,620 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View: Ocean  
 List Price: \$649,000  
 List PPSF: \$401  
 Valuated Price: \$617,000  
 Valuated PPSF: \$382

*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: 95  
 Number of active listings for rent: 0  
 Number of active listings for sale: 1  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

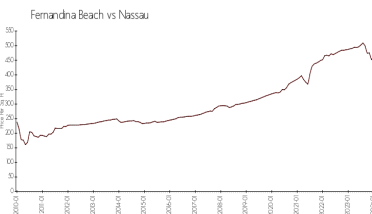
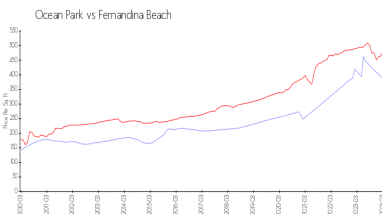
## Building Association Information

OCEAN PARK  
 CONDOMINIUM OWNERS' ASSOCIATION, INC.  
 MAY MANAGEMENT SERVICES INC  
 1637 RACE TRACK RD # 206  
 ST JOHNS FL 32259  
 PHONE 904-561-9708  
 FAX 904-461-0335

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
111	1,620 sq ft	Oct 2023	\$699,000	\$431
308	1,422 sq ft	Jul 2023	\$725,000	\$510
322	1,422 sq ft	Jun 2023	\$770,000	\$541

## Market Information



Ocean Park: \$387/sq. ft.      Fernandina Beach: \$478/sq. ft.  
 Fernandina Beach: \$478/sq. ft.      Nassau: \$554/sq. ft.

## Inventory for Sale

Ocean Park 1%  
 Fernandina Beach 1%  
 Nassau 1%



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

Ocean Park	n/a
Fernandina Beach	n/a
Nassau	n/a