

Unit 106 - Ocean Park

106 - 403 Tarpon Ave, Fernandina Beach, FL, Nassau 32034

Unit Information

MLS Number: 2016033
 Status: Active
 Size: 1,620 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned, Guest, Parking Lot
 View: Pond
 List Price: \$799,000
 List PPSF: \$493
 Valuated Price: \$695,000
 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

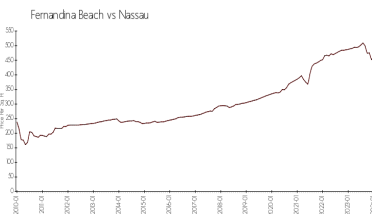
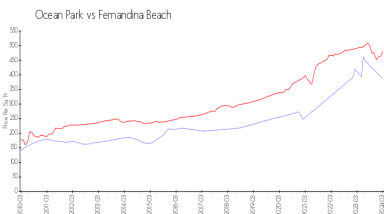
Building Association Information

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