

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:	\$720,000
Valuated PPSF:	\$395

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:	0
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:	1

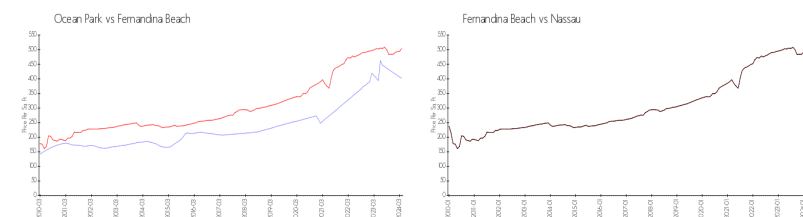
Building Association Information

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
323	1,422 sq ft	Apr 2024	\$715,000	\$503
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:	\$402/sq. ft.	Fernandina Beach:	\$505/sq. ft.
Fernandina Beach:	\$505/sq. ft.	Nassau:	\$563/sq. ft.

Inventory for Sale

Ocean Park	0%
Fernandina Beach	1%
Nassau	1%



Avg. Time to Close Over Last 12 Months

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