

# Unit C35 - Ocean Village Club

C35 - 4250 A1A S, St Augustine, FL, St. Johns 32080

## Unit Information

|                 |                      |
|-----------------|----------------------|
| MLS Number:     | 2103404              |
| Status:         | Active               |
| Size:           | 687 Sq ft.           |
| Bedrooms:       | 1                    |
| Full Bathrooms: | 1                    |
| Half Bathrooms: | 0                    |
| Parking Spaces: | Assigned,Parking Lot |
| View:           |                      |
| List Price:     | \$342,500            |
| List PPSF:      | \$499                |
| Valuated Price: | \$244,000            |
| Valuated PPSF:  | \$355                |

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:                         | 348 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 10  |
| Building inventory for sale:             | 2%  |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

Ocean Village Club  
4250 A1A S St Augustine FL 32080  
(904) 471-7022

<https://www.oceanvillageclub.org/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| D33    | 729 sq ft   | Dec 2025     | \$298,000  | \$409 |
| A24    | 687 sq ft   | Aug 2025     | \$286,000  | \$416 |
| B31    | 555 sq ft   | Aug 2025     | \$258,500  | \$466 |
| C15    | 687 sq ft   | Aug 2025     | \$320,000  | \$466 |
| L21    | 1,120 sq ft | Jun 2025     | \$409,000  | \$365 |

## Market Information

|                    |                    |
|--------------------|--------------------|
| No Image Available | No Image Available |
|--------------------|--------------------|

|                     |               |               |               |
|---------------------|---------------|---------------|---------------|
| Ocean Village Club: | \$374/sq. ft. | St Augustine: | \$322/sq. ft. |
| St Augustine:       | \$322/sq. ft. | St. Johns:    | \$303/sq. ft. |

## Inventory for Sale

|                    |    |
|--------------------|----|
| Ocean Village Club | 3% |
| St Augustine       | 3% |
| St. Johns          | 2% |

## Avg. Time to Close Over Last 12 Months



|                    |          |
|--------------------|----------|
| Ocean Village Club | 69 days  |
| St Augustine       | 102 days |
| St. Johns          | 92 days  |