

# Unit 204 - Nautilus

204 - 3580 S Ocean Shore Blvd, Flagler Beach, FL, Flagler 32136

## Unit Information

MLS Number: FC293469  
 Status: ACTIVE  
 Size: 1,476 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View: Water  
 List Price: \$569,000  
 List PPSF: \$386  
 Valuated Price: \$469,000  
 Valuated PPSF: \$318

*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: 10  
 Building inventory for sale: 11%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 0

## Building Association Information

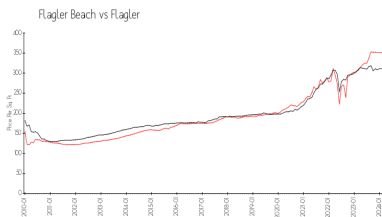
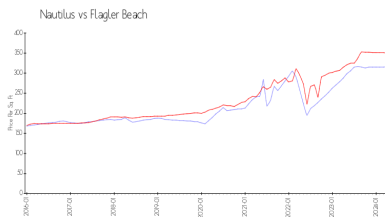
Nautilus Condominium  
 Address: 3580 S Ocean Shore Blvd,  
 Flagler Beach, FL 32136  
 Phone: +1 386-439-5093

<https://nautiluscondo.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 510    | 1,121 sq ft | Oct 2023     | \$247,500  | \$221 |
| 905    | 1,695 sq ft | Oct 2023     | \$510,000  | \$301 |
| 507    | 1,476 sq ft | Oct 2023     | \$412,000  | \$279 |
| 801    | 1,121 sq ft | Aug 2023     | \$325,000  | \$290 |
| 809    | 1,358 sq ft | Aug 2023     | \$495,000  | \$365 |

## Market Information



Nautilus: \$316/sq. ft.  
 Flagler Beach: \$350/sq. ft.

Flagler Beach: \$350/sq. ft.  
 Flagler: \$346/sq. ft.

## Inventory for Sale

Nautilus: 11%  
 Flagler Beach: 7%



Flagler

5%

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

|               |         |
|---------------|---------|
| Nautilus      | 88 days |
| Flagler Beach | 75 days |
| Flagler       | 72 days |