

# Unit 1613 - Mirabella

1613 - 10075 Gate Pkwy N, Jacksonville, FL, Duval 32246

## Unit Information

MLS Number: 1256027  
 Status: Active  
 Size: 1,397 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Unassigned  
 View:  
 List Price: \$254,000  
 List PPSF: \$182  
 Valuated Price: \$210,000  
 Valuated PPSF: \$150

*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: 400  
 Number of active listings for rent: 0  
 Number of active listings for sale: 8  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 3

## Building Association Information

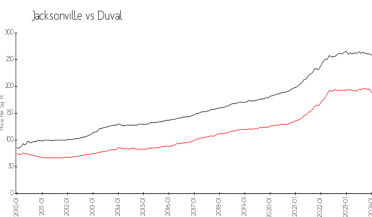
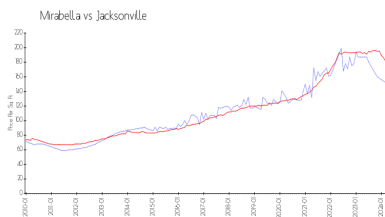
Mirabella Condominium Association  
 10075 Gate Pkwy N,  
 Jacksonville, FL 32246  
 (904) 928-3373

<https://www.mirabellacoa.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
903	1,209 sq ft	Apr 2024	\$190,000	\$157
2805	1,397 sq ft	Apr 2024	\$186,000	\$133
2412	851 sq ft	Mar 2024	\$197,000	\$231
2706	1,397 sq ft	Nov 2023	\$225,000	\$161
2905	1,178 sq ft	Sep 2023	\$227,500	\$193

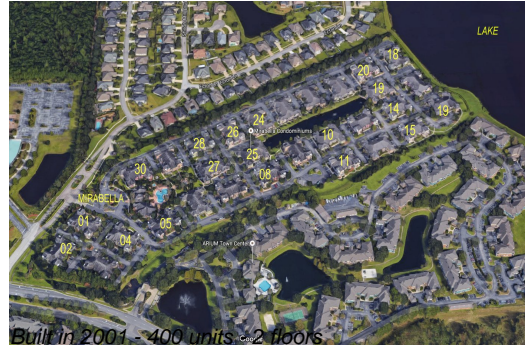
## Market Information



Mirabella: \$150/sq. ft. Jacksonville: \$180/sq. ft.  
 Jacksonville: \$180/sq. ft. Duval: \$222/sq. ft.

## Inventory for Sale

Mirabella 2%  
 Jacksonville 1%



Duval

1%

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

Mirabella

n/a

Jacksonville

50 days

Duval

47 days