

Unit 1306 - Mirabella

1306 - 10075 Gate Pkwy N, Jacksonville, FL, Duval 32246

Unit Information

| | |
|-----------------|-------------------------------|
| MLS Number: | 2011895 |
| Status: | Active |
| Size: | 1,178 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | Additional Parking,Unassigned |
| View: | |
| List Price: | \$204,995 |
| List PPSF: | \$174 |
| Valuated Price: | \$189,000 |
| Valuated PPSF: | \$160 |

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: | 10 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 3 |

Building Association Information

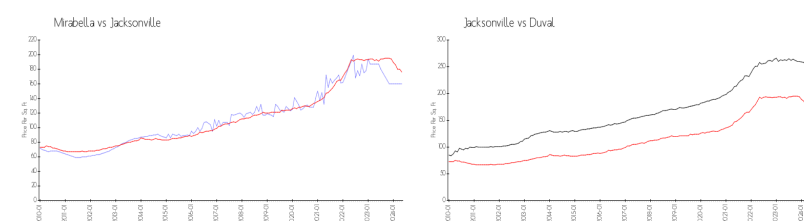
Mirabella Condominium Association
10075 Gate Pkwy N,
Jacksonville, FL 32246
(904) 928-3373

<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 |

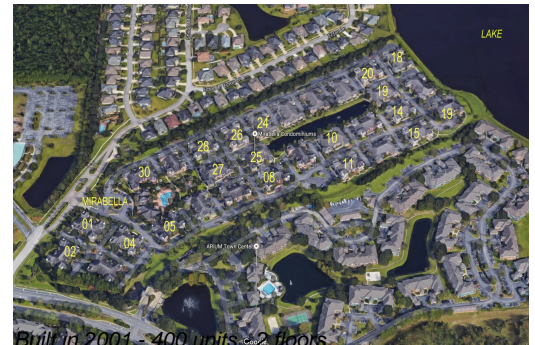
Market Information



| | | | |
|---------------|---------------|---------------|---------------|
| Mirabella: | \$160/sq. ft. | Jacksonville: | \$176/sq. ft. |
| Jacksonville: | \$176/sq. ft. | Duval: | \$217/sq. ft. |

Inventory for Sale

| | |
|--------------|----|
| Mirabella | 2% |
| Jacksonville | 1% |



| | |
|-------|----|
| Duval | 1% |
|-------|----|

Avg. Time to Close Over Last 12 Months

| | |
|--------------|---------|
| Mirabella | n/a |
| Jacksonville | 51 days |
| Duval | 48 days |