

# Unit 1311 - Mirabella

1311 - 10075 Gate Pkwy N, Jacksonville, FL, Duval 32246

## Unit Information

MLS Number: 2010903  
 Status: Active  
 Size: 790 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Parking Lot, Unassigned  
 View:  
 List Price: \$179,000  
 List PPSF: \$227  
 Valuated Price: \$118,000  
 Valuated PPSF: \$149

*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

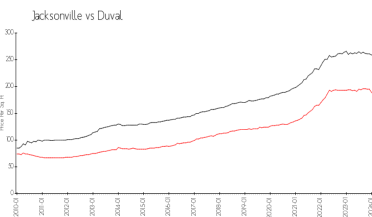
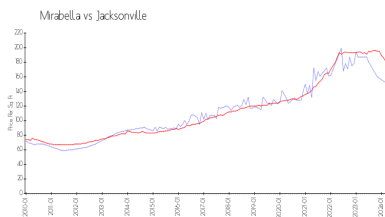
Mirabella Condominium Association  
 10075 Gate Pkwy N,  
 Jacksonville, FL 32246  
 (904) 928-3373

<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 |

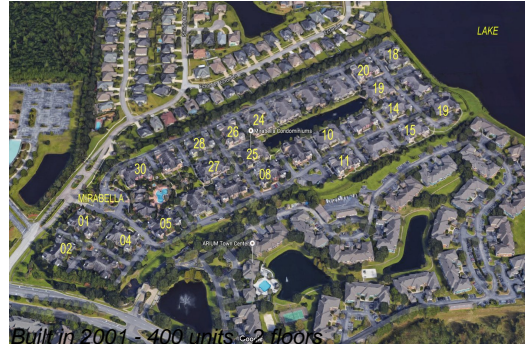
## Market Information



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

46 days

Duval

45 days