

# Unit 2008 - Mirabella

2008 - 10075 Gate Pkwy N, Jacksonville, FL, Duval 32246

## Unit Information

MLS Number: 2050359  
 Status: Active  
 Size: 1,326 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Parking Lot  
 View:  
 List Price: \$235,000  
 List PPSF: \$177  
 Valuated Price: \$226,000  
 Valuated PPSF: \$170

*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: 3  
 Building inventory for sale: 0%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 3

## Building Association Information

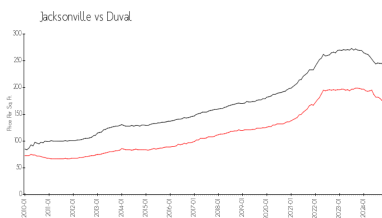
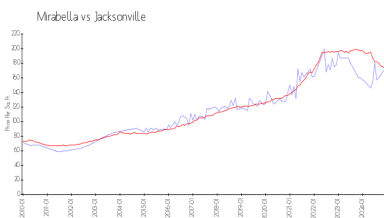
Mirabella Condominium Association  
 10075 Gate Pkwy N,  
 Jacksonville, FL 32246  
 (904) 928-3373

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2601	790 sq ft	Jan 2025	\$151,000	\$191
1303	1,103 sq ft	Dec 2024	\$192,500	\$175
203	1,103 sq ft	Dec 2024	\$175,000	\$159
1311	790 sq ft	Oct 2024	\$160,000	\$203
1710	790 sq ft	Sep 2024	\$170,000	\$215
1803	1,103 sq ft	Sep 2024	\$178,500	\$162

## Market Information

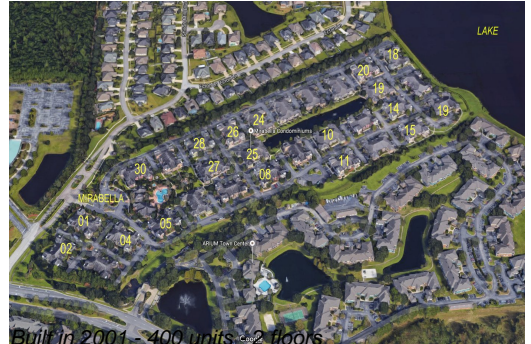


Mirabella: \$171/sq. ft.  
 Jacksonville: \$173/sq. ft.

Jacksonville: \$173/sq. ft.  
 Duval: \$210/sq. ft.

## Inventory for Sale

Mirabella 1%  
 Jacksonville 1%  
 Duval 1%



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

Mirabella	69 days
Jacksonville	58 days
Duval	58 days