

Unit 1304 - Mirabella

1304 - 10075 Gate Pkwy N, Jacksonville, FL, Duval 32246

Unit Information

MLS Number: 2109439
 Status: Active
 Size: 851 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: Additional
 Parking,Attached,Garage,Garage Door Opener,Guest,Secured

View:
 List Price: \$159,900
 List PPSF: \$188
 Valuated Price: \$121,000
 Valuated PPSF: \$142

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.

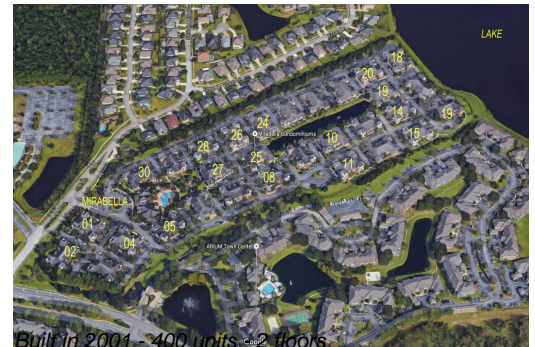
Building Information

Number of units: 400
 Number of active listings for rent: 0
 Number of active listings for sale: 6
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 18
 Number of sales over the last 6 months: 8
 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

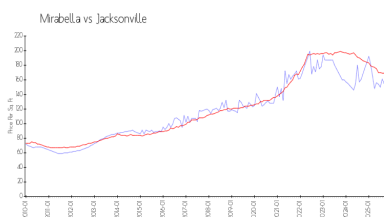
<https://www.mirabellacoa.com/>



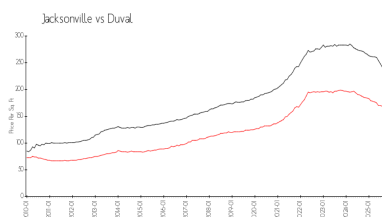
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
209	1,326 sq ft	Nov 2025	\$145,000	\$109
2605	1,159 sq ft	Sep 2025	\$165,000	\$142
1301	1,160 sq ft	Sep 2025	\$165,000	\$142
1605	851 sq ft	Sep 2025	\$171,450	\$201
110	732 sq ft	Sep 2025	\$140,000	\$191

Market Information



Mirabella: \$142/sq. ft.
 Jacksonville: \$159/sq. ft.



Jacksonville: \$159/sq. ft.
 Duval: \$197/sq. ft.

Inventory for Sale

Mirabella 2%
 Jacksonville 2%
 Duval 2%

Avg. Time to Close Over Last 12 Months

Mirabella	50 days
Jacksonville	70 days
Duval	70 days