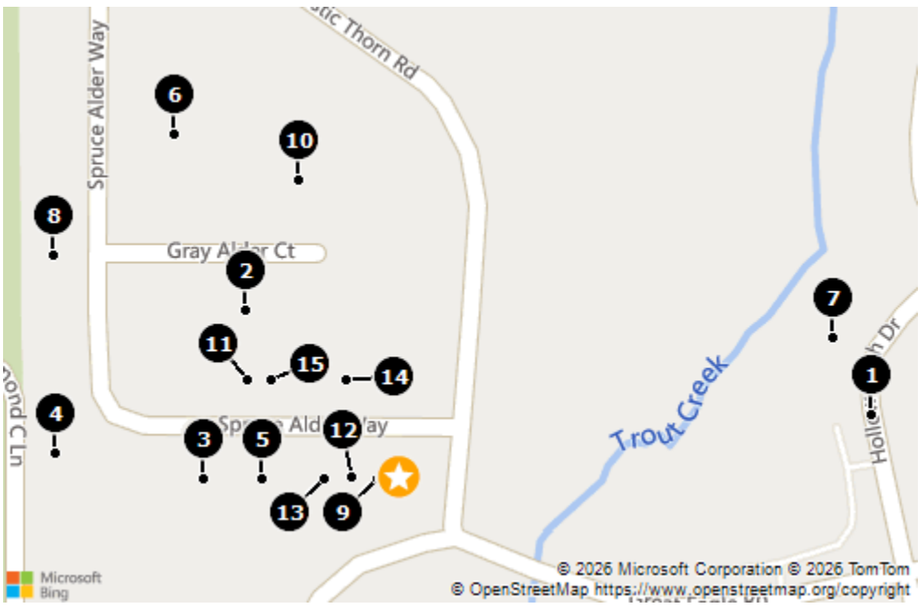
ICE SiteX Report

OrderID: 98689010

SiteX Property Information Report



Subject Property Location

5560 SPRUCE ALDER WAY, JACKSONVILLE, FL 32219-3196

County:	**DUVAL FL**	Census Tract:	120310106.021016
Property Use:	Single Family Residential	Zoning:	PUD-SC
Parcel Number:	003325-4740	Thomas Bros Pg-Grid:	

Valuation

Value:	**$252,000**	FSD:	17	Common Confidence Score:	43
Value Range:	$209,160 - $294,840	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	GS
Assd Land Value:	$50,000	Market Land Value:	$50,000	Tax Year:	2024
Assd Improvement:	$181,688	Market Improvment Value:	$181,688	Total Taxable Value:	
Total Assessed Value:	$231,688	Total Assessor Market Value:	$231,688	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 339 Subdivision: COPES LANDING PHASE 2 Phase No: 2 Map Ref: PM5330 Sec/Twnship/Range: SEC 30 TWN 01S RNG 25E
Abbreviated Description: 82-183 30-1S-25E COPES LANDING PHASE 2 LOT 339

Property Characteristics

Lot Size:	6,000 SF	Bedrooms:	4	Pool:	
Building Area:	1488 SF	Baths:	2	Fireplace:	
Year Built:	2024	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/09/2025	Sales Price:	N/A
Document #:	2025210724 BK-PG 21250-161	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/05/2024	Sales Price:	$293,990
Document #:	2024240159 BK-PG 21250-160	Type of Sale:	Full Amount on Deed
Contract Date:	10/31/2024		
Document Type:			

Legal Description:
Lot: 339 Subdivision: COPES LANDING PHASE 2 Map Ref: MB 82 PG 183-193

Prior Transfer

Recording Date:	11/05/2024	Sales Price:	$294,000
Document #:	BK-PG 21250 -160	Type of Sale:	Qualified Sale
Document Type:			

Legal Description:
Lot: 339 Subdivision: COPES LANDING PHASE 2 Phase No: 2 Map Ref: PM5330 Sec/Twnship/Range: SEC 30 TWN 01S RNG 25E
Abbreviated Description: 82-183 30-1S-25E COPES LANDING PHASE 2 LOT 339

Prior Transfer

Recording Date:	06/27/2024	Sales Price:	$2,645,000

ICE SiteX Report

OrderID: 98689010

Document #:		Type of Sale:	Qualified Sale
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales	$4,732,025	Median # of Bedrooms	4
Median Lot Size	6,000 SF	Median # of Baths	2
Median Living Area	1,711 SF	Median Year Built	2025
Price Range - 2 Yrs	$284,990 to $378,990	Age Range	1 years to 3 years
Median Value	$310,990	Median Age	1 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.17Mi.	**5568 HOLLOW BIRCH DR** **JACKSONVILLE, FL 32219-2789**	02/26/2026	$349,990	$162	2160	/4/2	2023	7,393 SF	
		APN: 003324-0855 Document #: 2026044880 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 110 Subdivision: COPES LANDING PHASE 1 Phase No: 1 MapRef: MB 79 PG 125-129 Abbreviated Description: Lot:110 Subdivision:COPES LANDING PHASE 1 Phase No:1 Map Ref:MB 79 PG 125-129								
2	.08Mi.	**12180 GRAY ALDER CT** **JACKSONVILLE, FL 32219-3296**	11/10/2025	$309,990	$181	1711	/3/2	2025	6,750 SF	
		APN: 003325-4390 Document #: 2025259444 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 269 Subdivision: COPES LANDING PHASE 2 MapRef: MB 82 PG 183-193 Abbreviated Description: Lot:269 Subdivision:COPES LANDING PHASE 2 Map Ref:MB 82 PG 183-193								
3	.07Mi.	**5602 SPRUCE ALDER WAY** **JACKSONVILLE, FL 32219-3196**	10/27/2025	$310,990	$192	1618	/3/2	2025	4,800 SF	
		APN: 003325-4705 Document #: 2025247972 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 332 Subdivision: COPES LANDING PHASE 2 MapRef: MB 82 PG 183-193 Abbreviated Description: Lot:332 Subdivision:COPES LANDING PHASE 2 Map Ref:MB 82 PG 183-193								
4	.12Mi.	**5632 SPRUCE ALDER WAY** **JACKSONVILLE, FL 32219-3196**	10/22/2025	$378,990	$149	2532	/5/3	2025	10,511 SF	
		APN: 003325-4680 Document #: 2025244384 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 327 Subdivision: COPES LANDING PHASE 2 MapRef: MB 82 PG 183-193 Abbreviated Description: Lot:327 Subdivision:COPES LANDING PHASE 2 Map Ref:MB 82 PG 183-193								
5	.05Mi.	**5590 SPRUCE ALDER WAY** **JACKSONVILLE, FL 32219-3196**	10/19/2025	$292,695	$192	1521	/4/2	2025	7,200 SF	
		APN: 003325-4715 Document #: 2025241803 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 334 Subdivision: COPES LANDING PHASE 2 MapRef: MB 82 PG 183-193 Abbreviated Description: Lot:334 Subdivision:COPES LANDING PHASE 2 Map Ref:MB 82 PG 183-193								
6	.14Mi.	**5703 SPRUCE ALDER WAY** **JACKSONVILLE, FL 32219-3482**	09/08/2025	$311,990	$182	1711	/3/2	2025	10,231 SF	
		APN: 003325-4465 Document #: 2025208561 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 284 Subdivision: COPES LANDING PHASE 2 MapRef: MB 82 PG 183-193 Abbreviated Description: Lot:284 Subdivision:COPES LANDING PHASE 2 Map Ref:MB 82 PG 183-193								
7	.16Mi.	**5562 HOLLOW BIRCH DR** **JACKSONVILLE, FL 32219-2789**	09/04/2025	$342,990	$158	2165	/4/2.5	2023	5,581 SF	
		APN: 003324-0860 Document #: 2025206507 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 111 Subdivision: COPES LANDING PHASE 1 MapRef: MB 79 PG 125-129 Abbreviated Description: Lot:111 Subdivision:COPES LANDING PHASE 1 Map Ref:MB 79 PG 125-129								
8	.14Mi.	**5674 SPRUCE ALDER WAY** **JACKSONVILLE, FL 32219-3196**	09/02/2025	$294,990	$193	1521	/4/2	2025	4,800 SF	
		APN: 003325-4645 Document #: 2025204256 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 320 Subdivision: COPES LANDING PHASE 2 MapRef: MB 82 PG 183-193 Abbreviated Description: Lot:320 Subdivision:COPES LANDING PHASE 2 Map Ref:MB 82 PG 183-193								
9	0Mi.	**5566 SPRUCE ALDER WAY** **JACKSONVILLE, FL 32219-3196**	09/02/2025	$288,990	$190	1521	/4/2	2025	4,800 SF	
		APN: 003325-4735 Document #: 2025204198 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 338 Subdivision: COPES LANDING PHASE 2 MapRef: MB 82 PG 183-193 Abbreviated Description: Lot:338 Subdivision:COPES LANDING PHASE 2 Map Ref:MB 82 PG 183-193								
10	.11Mi.	**12167 GRAY ALDER CT** **JACKSONVILLE, FL 32219-3296**	08/29/2025	$338,500	$156	2165	/4/2.5	2025	10,591 SF	
		APN: 003325-4425 Document #: 2025203071 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 276 Subdivision: COPES LANDING PHASE 2 MapRef: MB 82 PG 183-193 Abbreviated Description: Lot:276 Subdivision:COPES LANDING PHASE 2 Map Ref:MB 82 PG 183-193								
11	.06Mi.	**5595 SPRUCE ALDER WAY** **JACKSONVILLE, FL 32219-3196**	08/27/2025	$290,990	$195	1488	/4/2	2025	6,000 SF	
		APN: 003325-4345 Document #: 2025201001 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 260 Subdivision: COPES LANDING PHASE 2 MapRef: MB 82 PG 183-193 Abbreviated Description: Lot:260 Subdivision:COPES LANDING PHASE 2 Map Ref:MB 82 PG 183-193								
12	.02Mi.	**5572 SPRUCE ALDER WAY** **JACKSONVILLE, FL 32219-3196**	08/27/2025	$315,940	$170	1856	/4/2	2025	6,000 SF	
		APN: 003325-4730 Document #: 2025200891 Document Type: Price Code: D								

ICE SiteX Report

OrderID: 98689010

Land Use: Single Family Residential
Legal: Lot: 337 Subdivision: COPES LANDING PHASE 2 MapRef: MB 82 PG 183-193 Abbreviated Description: Lot:337 Subdivision:COPES LANDING PHASE 2 Map Ref:MB 82 PG 183-193

13	.03Mi.	**5578 SPRUCE ALDER WAY JACKSONVILLE, FL 32219-3196**	08/27/2025	$290,000	$194	1488	/4/2	2025	6,000 SF

APN: 003325-4725 Document #: 2025200968
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 336 Subdivision: COPES LANDING PHASE 2 MapRef: MB 82 PG 183-193 Abbreviated Description: Lot:336 Subdivision:COPES LANDING PHASE 2 Map Ref:MB 82 PG 183-193

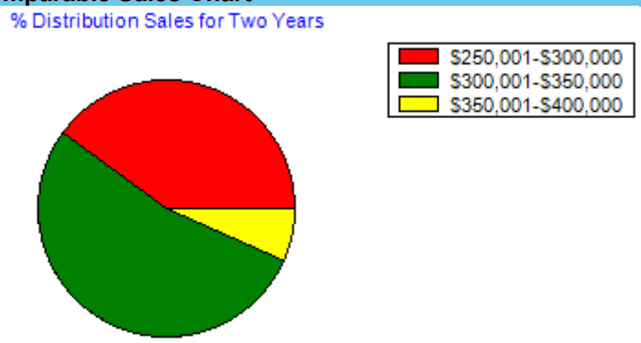
14	.04Mi.	**5571 SPRUCE ALDER WAY JACKSONVILLE, FL 32219-3196**	08/22/2025	$284,990	$176	1618	/3/2	2025	4,800 SF

APN: 003325-4325 Document #: 2025197142
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 256 Subdivision: COPES LANDING PHASE 2 MapRef: MB 82 PG 183-193 Abbreviated Description: Lot:256 Subdivision:COPES LANDING PHASE 2 Map Ref:MB 82 PG 183-193

15	.06Mi.	**5589 SPRUCE ALDER WAY JACKSONVILLE, FL 32219-3196**	08/21/2025	$329,990	$152	2165	/4/2.5	2025	4,800 SF

APN: 003325-4340 Document #: 2025195242
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 259 Subdivision: COPES LANDING PHASE 2 MapRef: MB 82 PG 183-193 Abbreviated Description: Lot:259 Subdivision:COPES LANDING PHASE 2 Map Ref:MB 82 PG 183-193

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**5560 SPRUCE ALDER WAY**	**11/05/2024**	$231,688	$231,688	1,488	/4/2	2024	6,000 SF	
.01Mi.	**5566 SPRUCE ALDER WAY**	**09/02/2025**	$50,000	$50,000	1,521	/4/2	2025	4,800 SF	
.01Mi.	**5554 SPRUCE ALDER WAY**	**12/03/2024**	$234,042	$234,042	1,521	/4/2	2024	6,706 SF	
.02Mi.	**5572 SPRUCE ALDER WAY**	**08/27/2025**	$50,000	$50,000	1,856	/4/2	2025	6,000 SF	
.03Mi.	**5578 SPRUCE ALDER WAY**	**08/27/2025**	$50,000	$50,000	1,488	/4/2	2025	6,000 SF	
.03Mi.	**5532 RUSTIC THORN RD**	**01/02/2025**	$266,139	$266,139	1,856	/4/2	2024	8,038 SF	
.04Mi.	**5565 SPRUCE ALDER WAY**	**07/09/2025**	$50,000	$50,000	1,488	/4/2	2025	6,544 SF	
.04Mi.	**5584 SPRUCE ALDER WAY**	**08/21/2025**	$50,000	$50,000	2,507	/5/3	2025	7,200 SF	
.04Mi.	**5513 RUSTIC THORN RD**	**10/17/2024**	$250,093	$250,093	1,711	/3/2	2024	6,000 SF	
.04Mi.	**5507 RUSTIC THORN RD**	**11/05/2024**	$231,688	$231,688	1,488	/4/2	2024	6,000 SF	
.04Mi.	**5571 SPRUCE ALDER WAY**	**08/22/2025**	$50,000	$50,000	1,618	/3/2	2025	4,800 SF	
.04Mi.	**5538 RUSTIC THORN RD**	**11/13/2024**	$237,097	$237,097	1,618	/3/2	2024	4,800 SF	
.04Mi.	**5519 RUSTIC THORN RD**	**10/18/2024**	$262,121	$262,121	1,856	/3/2	2024	6,000 SF	
.04Mi.	**5577 SPRUCE ALDER WAY**	**08/20/2025**	$50,000	$50,000	1,488	/4/2	2025	6,000 SF	
.04Mi.	**5525 RUSTIC THORN RD**	**10/25/2024**	$231,688	$231,688	1,488	/4/2	2024	6,000 SF	
.05Mi.	**5590 SPRUCE ALDER WAY**	**01/17/2025**	$50,000	$50,000	1,521	/4/2	2025	7,200 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

ICE SiteX Report

OrderID: 98689010

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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