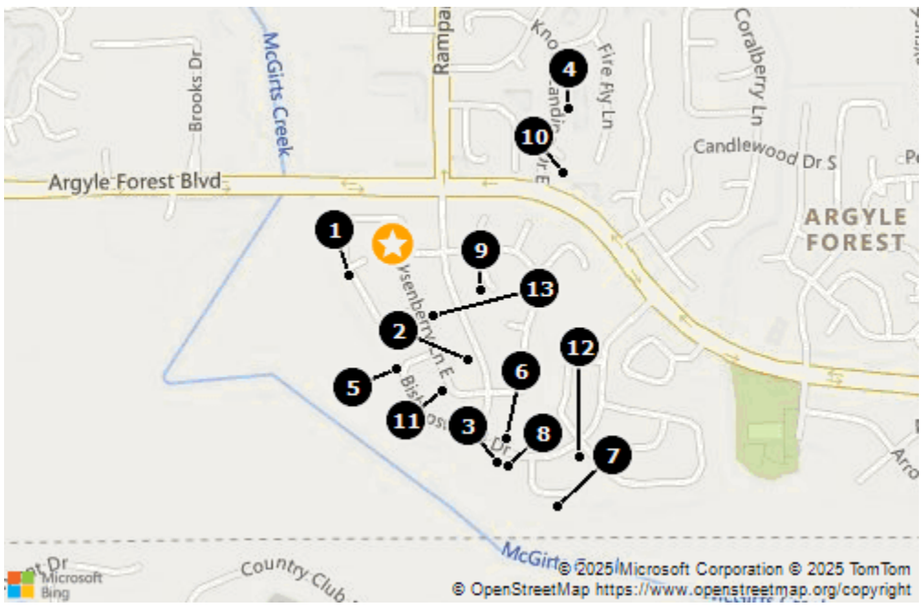
ICE SiteX Report

OrderID: 95039744

SiteX Property Information Report



Subject Property Location

8442 BOYSENBERRY LN, JACKSONVILLE, FL 32244-5916

County:	**DUVAL FL**	Census Tract:	120310135.243009
Property Use:	Single Family Residential	Zoning:	PUD
Parcel Number:	016519-0970	Thomas Bros Pg-Grid:	

Valuation

Value:	**$287,000**	FSD:	9
Value Range:	$261,170 - $312,830	Confidence Score:	91

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	GS
Assd Land Value:	$68,000	Market Land Value:	$68,000	Tax Year:	2024
Assd Improvement:	$165,803	Market Improvment Value:	$165,803	Total Taxable Value:	$4,389
Total Assessed Value:	$233,803	Total Assessor Market Value:	$233,803	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 2 Block: 14 Subdivision: ARGYLE FORST E VILLGE 04A Legal Unit: 4A Map Ref: PM5535 Sec/Twnship/Range: SEC 35 TWN 03S RNG 25E
Abbreviated Description: 37-87 35,36-3S-25E ARGYLE FOREST EAST VILLAGE UNIT 4A LOT 2 BLK 14

Property Characteristics

Lot Size:	11,705 SF	Bedrooms:	3	Pool:	Pool/Spa
Building Area:	1300 SF	Baths:	2	Fireplace:	1
Year Built:	1982	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:	1	Garage Type:	Mixed	Heating:	Forced Air
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/07/2024	Sales Price:	$260,200
Document #:	2024026439 BK-PG 20046-2486	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/13/2022	Sales Price:	$161,912
Document #:	2022010245 BK-PG 18335-1340	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/07/2021	Sales Price:	$265,000
Document #:	2021323250 BK-PG 20046-2484	Type of Sale:	Full Amount on Deed
Contract Date:	11/30/2021		
Document Type:	Warranty Deed		
Legal Description:			

Lot: 2 Block: 14 Subdivision: ARGYLE FOREST EAST VILLAGE UNIT 4A Map Ref: MB 37 PG 87&87A

Prior Transfer

Recording Date:	12/07/2021	Sales Price:	$265,000
Document #:	BK-PG 20046 -2484	Type of Sale:	Qualified Sale
Document Type:			

ICE SiteX Report

OrderID: 95039744

Legal Description:
Lot: 2 Block: 14 Subdivision: ARGYLE FORST E VILLGE 04A Legal Unit: 4A Map Ref: PM5535 Sec/Twnship/Range: SEC 35 TWN 03S RNG 25E
Abbreviated Description: 37-87 35,36-3S-25E ARGYLE FOREST EAST VILLAGE UNIT 4A LOT 2 BLK 14

Prior Transfer

Recording Date:	09/03/2020	Sales Price:	$161,912
Document #:	2020193810 BK-PG 18335-1340	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/24/2018	Sales Price:	$135,000
Document #:	2018095592 BK-PG 14469-1593	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/19/2018	Sales Price:	$135,000
Document #:	2018092249 BK-PG 14469-1593	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/03/2018	Sales Price:	$164,900
Document #:		Type of Sale:	Qualified Sale
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/03/2018	Loan Amount:	N/A
Document #:	2018076139 BK-PG 18335-1355	Loan Type:	Stand Alone Second
TD Due Date:	04/01/2048	Type Finance:	

Legal Description:
Lot: 2 Block: 14 Subdivision: ARGYLE FOREST EAST VILLAGE Legal Unit: 4A

Prior Transfer

Recording Date:	04/03/2018	Sales Price:	$164,900
Document #:	2018076137 BK-PG 18335-1339	Type of Sale:	Full Amount on Deed
Contract Date:	03/30/2018		
Document Type:	Warranty Deed		

Legal Description:
Lot: 2 Block: 14 Subdivision: ARGYLE FOREST EAST VILLAGE Legal Unit: 4A Map Ref: MB 37 PG 87&87A

Prior Transfer

Recording Date:	04/03/2018	Sales Price:	N/A
Document #:	2018076136 BK-PG 18335-1338	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/30/2018		
Document Type:	Affidavit		

Legal Description:
Lot: 2 Block: 14 Subdivision: ARGYLE FOREST EAST VILLAGE Legal Unit: 4A Map Ref: MB 37 PG 87&87A

Prior Transfer

Recording Date:	05/05/2008	Sales Price:	$122,084
Document #:	2008115336 BK-PG 11795-2414	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/22/2008	Loan Amount:	N/A
Document #:	2008102128 BK-PG 14469-1593	Loan Type:	Unknown
TD Due Date:	05/01/2038	Type Finance:	FIX

Legal Description:
Lot: 2 Block: 14 Subdivision: ARGYLE FOREST EAST VILLAGE UNIT 4A

Prior Transfer

Recording Date:	05/11/2004	Sales Price:	$124,000
Document #:	2004148477 BK-PG 11795-2413	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/30/2004		
Document Type:	Warranty Deed		

Legal Description:
Lot: 2 Block: 14 Subdivision: ARGYLE FOREST EAST VILLAGE Legal Unit: 4A Map Ref: MB37 PG87&87A

Prior Transfer

Recording Date:	08/06/1998	Sales Price:	$18,800
Document #:	98191324 BK-PG 9030-2307	Type of Sale:	Price Unconfirmed
Contract Date:	07/31/1998		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 2 Block: 14 Subdivision: ARGYLE FOREST EAST VILLAGE UNIT 4A Map Ref: MB37 PG87&87A

Prior Transfer

Recording Date:	12/20/1994	Sales Price:	$100
Document #:	94210473 BK-PG 8000-0437	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/19/1994		
Document Type:	Other		

Legal Description:
Lot: 2 Block: 14 Subdivision: ARGYLE FOREST EAST VILLAGE UNIT 4A Map Ref: MB37 PG87&87A

ICE SiteX Report

OrderID: 95039744

Area Sales Analysis

Total Area Sales	$3,482,400	Median # of Bedrooms	3
Median Lot Size	11,212 SF	Median # of Baths	2
Median Living Area	1,464 SF	Median Year Built	1982
Price Range - 2 Yrs	$135,000 to $315,000	Age Range	39 years to 47 years
Median Value	$287,500	Median Age	43 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**8434 BOYSENBERRY LN W** **JACKSONVILLE, FL 32244-5918**	07/11/2025	$315,000	$215	1464	/3/2	1983	20,788 SF	
		APN: 016519-1062 Document #: 2025162069 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Block: 13 Subdivision: ARGYLE FOREST EAST VILLAGE Legal Unit: 4B MapRef: MB 38 PG 40&40A Abbreviated Description: Lot:19 Block:13 Subdivision:ARGYLE FOREST EAST VILLAGE Legal Unit:4B Map Ref:MB 38 PG 40&40A								
2	.19Mi.	**8550 RAMPART RD** **JACKSONVILLE, FL 32244-5910**	06/12/2025	$221,000	$148	1484	/3/2	1982	8,572 SF	
		APN: 016519-0762 Document #: 2025138060 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 16 Subdivision: ARGYLE FOREST EAST VILLAGE UNIT THREE MapRef: MB 36 PG 21&21A Abbreviated Description: Lot:10 Block:16 Subdivision:ARGYLE FOREST EAST VILLAGE UNIT THREE Map Ref:MB 36 PG 21&21A								
3	.34Mi.	**8687 BISHOPSWOOD DR** **JACKSONVILLE, FL 32244-6056**	04/24/2025	$135,000	$90	1485	/3/2	1978	11,302 SF	Yes
		APN: 016519-0506 Document #: 2025096685 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 45 Block: 11 Subdivision: ARGYLE FOREST EAST VILLAGE Legal Unit: 2 MapRef: MB 35 PG 89,89A&89B Abbreviated Description: Lot:45 Block:11 Subdivision:ARGYLE FOREST EAST VILLAGE Legal Unit:2 Map Ref:MB 35 PG 89,89A&89B								
4	.31Mi.	**8355 KNOTTS LANDING DR E** **JACKSONVILLE, FL 32244-5784**	04/23/2025	$279,000	$213	1307	/3/2	1986	11,212 SF	
		APN: 016518-1020 Document #: 2025095242 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Subdivision: CYPRESS POINT MapRef: MB 40 PG 43 Abbreviated Description: Lot:10 Subdivision:CYPRESS POINT Map Ref:MB 40 PG 43								
5	.18Mi.	**8759 BISHOPSWOOD DR** **JACKSONVILLE, FL 32244-6003**	04/23/2025	$184,000	$131	1402	/3/2	1983	20,025 SF	
		APN: 016519-1026 Document #: 2025095138 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 12 Subdivision: ARGYLE FORST E VILLGE UNIT 4B MapRef: MB 38 PG 40&40A Abbreviated Description: Lot:7 Block:12 Subdivision:ARGYLE FORST E VILLGE UNIT 4B Map Ref:MB 38 PG 40&40A								
6	.32Mi.	**8684 BISHOPSWOOD DR** **JACKSONVILLE, FL 32244-6054**	04/09/2025	$305,000	$221	1378	/3/2	1978	7,349 SF	
		APN: 016519-0302 Document #: 2025084263 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Block: 7 Subdivision: ARGYLE FOREST EAST VILLAGE Legal Unit: 2 MapRef: MB 35 PG 89,89A&89B Abbreviated Description: Lot:2 Block:7 Subdivision:ARGYLE FOREST EAST VILLAGE Legal Unit:2 Map Ref:MB 35 PG 89,89A&89B								
7	.43Mi.	**8680 BLACKHAW CT** **JACKSONVILLE, FL 32244-6031**	02/24/2025	$290,000	$194	1488	/3/2	1978	9,702 SF	
		APN: 016519-0492 Document #: 2025044790 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 38 Block: 11 Subdivision: ARGYLE FOREST EAST VILLAGE UNIT TWO MapRef: MB 35 PG 89 Abbreviated Description: Lot:38 Block:11 Subdivision:ARGYLE FOREST EAST VILLAGE UNIT TWO Map Ref:MB 35 PG 89								
8	.35Mi.	**8681 BISHOPSWOOD DR** **JACKSONVILLE, FL 32244-6056**	01/09/2025	$286,000	$174	1637	/4/2	1978	12,272 SF	
		APN: 016519-0504 Document #: 2025007019 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 44 Block: 11 Subdivision: ARGYLE FOREST EAST VILLAGE UNIT TWO MapRef: MB 35 PG 89 Abbreviated Description: Lot:44 Block:11 Subdivision:ARGYLE FOREST EAST VILLAGE UNIT TWO Map Ref:MB 35 PG 89								
9	.14Mi.	**8482 BLUESTEM CT** **JACKSONVILLE, FL 32244-6005**	11/18/2024	$299,900	$214	1398	/3/2	1979	8,816 SF	
		APN: 016519-0772 Document #: 2024249890 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 17 Subdivision: ARGYLE FOREST EAST VILLAGE Legal Unit: III MapRef: MB 36 PG 21&21A Abbreviated Description: Lot:3 Block:17 Subdivision:ARGYLE FOREST EAST VILLAGE Legal Unit:III Map Ref:MB 36 PG 21&21A								
10	.26Mi.	**7176 KNOTTS LANDING CT** **JACKSONVILLE, FL 32244-5780**	10/22/2024	$287,500	$220	1305	/3/2	1986	9,417 SF	Yes
		APN: 016518-1004 Document #: 2024228094 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Subdivision: CYPRESS POINT MapRef: MB 40 PG 43&43A-43D Abbreviated Description: Lot:2 Subdivision:CYPRESS POINT Map Ref:MB 40 PG 43&43A-43D								
11	.21Mi.	**8562 BOYSENBERRY LN** **JACKSONVILLE, FL 32244-6701**	09/16/2024	$266,000	$221	1202	/3/2	1982	11,231 SF	
		APN: 016519-0986 Document #: 2024202206 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 15 Subdivision: ARGYLE FOREST EAST VILLAGE UNIT 4A MapRef: MB 37 PG 87&87A Abbreviated Description: Lot:5 Block:15 Subdivision:ARGYLE FOREST EAST VILLAGE UNIT 4A Map Ref:MB 37 PG 87&87A								
12	.39Mi.	**7098 BEECHFERN LN S** **JACKSONVILLE, FL 32244-6020**	09/10/2024	$299,000	$155	1928	/3/2	1981	10,289 SF	
		APN: 016519-0470 Document #: 2024197709 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 27 Block: 11 Subdivision: ARGYLE FOREST EAST VILLAGE UNIT TWO MapRef: MB 35 PG 89,89A&89B Abbreviated Description: Lot:27 Block:11 Subdivision:ARGYLE FOREST EAST VILLAGE UNIT TWO Map Ref:MB 35 PG 89,89A&89B								
13	.11Mi.	**8511 BOYSENBERRY LN** **JACKSONVILLE, FL 32244-5921**	08/30/2024	$315,000	$169	1863	/3/2	1982	11,641 SF	

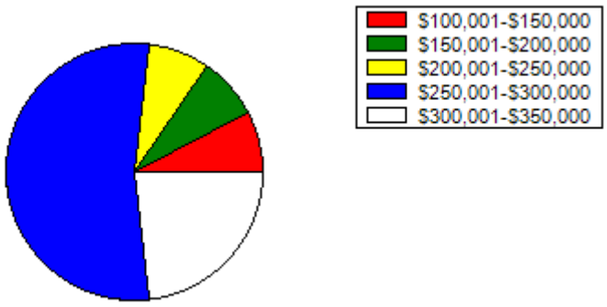
ICE SiteX Report

OrderID: 95039744

APN: 016519-1002 Document #: 2024191527
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Block: 16 Subdivision: ARGYLE FOREST EAST VILLAGE UNIT 4A MapRef: MB 37 PG 87&87A Abbreviated Description: Lot:18 Block:16 Subdivision:ARGYLE FOREST EAST VILLAGE UNIT 4A Map Ref:MB 37 PG 87&87A

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**8442 BOYSENBERRY LN**	**12/07/2021**	$233,803	$233,803	1,300	/3/2	1982	11,705 SF	Pool/ Spa
.02Mi.	**8448 BOYSENBERRY LN**	**10/05/2022**	$260,098	$260,098	1,778	/3/2	1982	11,135 SF	
.02Mi.	**8436 BOYSENBERRY LN**	**11/17/2015**	$216,088	$216,088	1,466	/3/2	1982	11,539 SF	
.02Mi.	**7350 BOYSENBERRY CT**	**09/27/2021**	$233,991	$216,535	1,225	/3/2	1983	12,850 SF	
.03Mi.	**7354 BOYSENBERRY LN N**	**07/22/2013**	$206,189	$96,729	1,419	/3/2	1983	10,548 SF	
.03Mi.	**7353 BOYSENBERRY CT**	**03/28/2023**	$211,875	$211,875	1,446	/3/2	1983	12,715 SF	
.03Mi.	**8443 BOYSENBERRY LN E**	**05/22/2023**	$222,148	$96,145	1,648	/4/3	1982	11,460 SF	
.03Mi.	**8454 BOYSENBERRY LN**	**01/02/1987**	$226,527	$226,527	1,930	/3/2	1982	11,095 SF	
.04Mi.	**8433 BOYSENBERRY LN E**	**08/10/1990**	$224,801	$106,566	1,654	/3/2	1982	11,242 SF	
.04Mi.	**7362 BOYSENBERRY LN N**	**11/14/2017**	$237,801	$237,801	1,433	/3/2	1983	11,079 SF	
.04Mi.	**7358 BOYSENBERRY CT**	**08/15/2017**	$202,941	$143,266	1,262	/3/2	1983	13,190 SF	
.05Mi.	**8459 BOYSENBERRY LN**	**12/13/2022**	$196,346	$196,346	1,352	/3/2	1982	12,943 SF	
.05Mi.	**7345 BOYSENBERRY LN N**	**06/23/2022**	$259,547	$259,547	1,922	/4/3	1981	7,100 SF	
.05Mi.	**8421 BOYSENBERRY LN E**	**11/09/2000**	$202,984	$94,752	1,181	/3/2	1982	13,885 SF	
.05Mi.	**7351 BOYSENBERRY LN N**	**10/28/2019**	$227,501	$161,811	1,847	/2/2	1983	6,645 SF	
.05Mi.	**8407 BOYSENBERRY LN E**	**03/26/2012**	$208,225	$99,656	1,521	/3/2	1982	11,308 SF	

Rent vs. Own

Households Occupied by Renters:	42%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	35.4 years old	Households:	24,644
Median Household Income:	$58,987	Households w/Family:	65%
Household Income Per Capita:	$28,087	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Duval County School District	Students:	126,815
Number of Schools:	204	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.13Mi.	**Jefferson Davis Middle School** Number of Students: 992 Student-Teacher Ratio: 20.24	NA	Public	6 - 8
2.20Mi.	**Chimney Lakes Elementary School** Number of Students: 912 Student-Teacher Ratio: 17.21	B-	Public	KG - 5
3.51Mi.	**Westside High School** Number of Students: 1,563 Student-Teacher Ratio: 20.57	D+	Public	9 - 12

ICE SiteX Report

OrderID: 95039744

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	117%	HIGHER
BURGLARY	129%	HIGHER
MOTOR VEHICLE THEFT	111%	HIGHER
FORCIBLE ROBBERY	113%	HIGHER
AGGRAVATED ASSAULT	68%	NOTABLY LOWER
FORCIBLE RAPE	90%	LOWER
MURDER	100%	SIMILAR
OVERALL	92%	SIMILAR

Disaster Alerts

8/27/2023 - Hurricane Idalia 8/27/2023 - Tropical Storm Idalia 8/1/2024 - Hurricane Debby 8/1/2024 - Tropical Storm Debby 9/23/2024 - Hurricane Helene 10/5/2024 - Hurricane Milton 10/5/2024 - urricane Milton

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