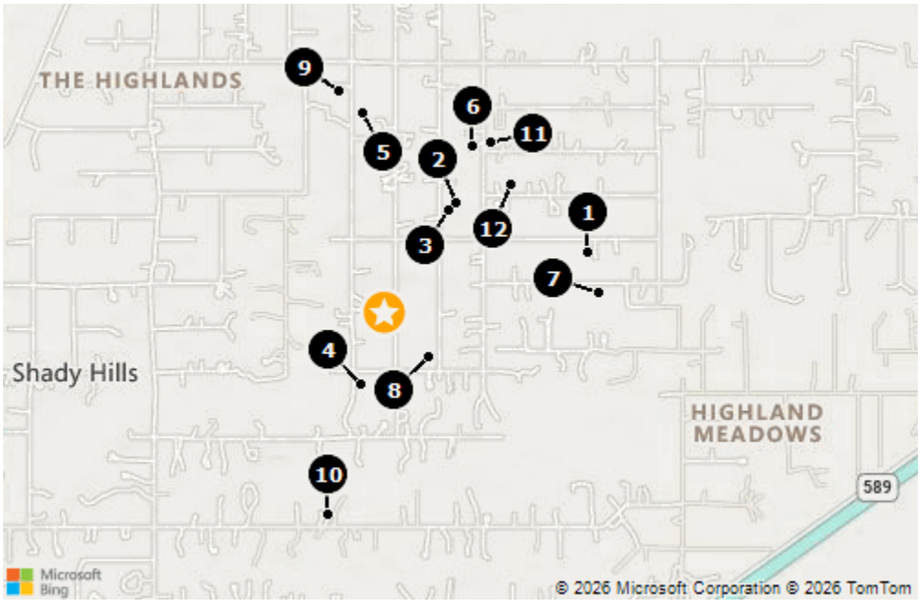
ICE SiteX Report

OrderID: 98714888

SiteX Property Information Report



Subject Property Location

17721 DRAYTON ST, SPRING HILL, FL 34610-7310

County:	**PASCO FL**	Census Tract:	121010318.061023
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	00AR
Parcel Number:	08-24-18-0030-00000-1570	Thomas Bros Pg-Grid:	

Valuation

Value:	**$271,000**	FSD:	11	Common Confidence Score:	71
Value Range:	$241,190 - $300,810	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	UF
Assd Land Value:	$37,744	Market Land Value:	$37,744	Tax Year:	2025
Assd Improvement:	$106,466	Market Improvment Value:	$171,937	Total Taxable Value:	$1,943
Total Assessed Value:	$144,210	Total Assessor Market Value:	$209,681	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Subdivision: LEISURE HILLS UNREC Tract No: 157 Sec/Twnship/Range: SEC 08 TWN 24S RNG 18E
Abbreviated Description: LEISURE HILLS UNRECORDED PLAT TRACT 157 DESC AS NORTH 1/2 OF NW1/4 OF NE1/4 OF SW1/4 OF NW1/4 OF SEC EXC ELY 25 FT THEREOF

Property Characteristics

Lot Size:	1.155 AC	Bedrooms:		Pool:	
Building Area:	1344 SF	Baths:	2	Fireplace:	
Year Built:	2022	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		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:	07/30/2025	Sales Price:	N/A
Document #:	2025145312 BK-PG 10729-778	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/29/2022	Sales Price:	$279,000
Document #:	2022250603 BK-PG 10729-776	Type of Sale:	Full Amount on Deed
Contract Date:	11/13/2022		
Document Type:			

Legal Description:
Subdivision: LEISURE HILLS SUBDIVISION Tract No: 157 Sec/Twnship/Range: N2NW4NE4SW4NW4 S08T24SR18E

Prior Transfer

Recording Date:	11/23/2022	Sales Price:	$279,000
Document #:	BK-PG 10729 -776	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Subdivision: LEISURE HILLS UNREC Tract No: 157 Sec/Twnship/Range: SEC 08 TWN 24S RNG 18E
Abbreviated Description: LEISURE HILLS UNRECORDED PLAT TRACT 157 DESC AS NORTH 1/2 OF NW1/4 OF NE1/4 OF SW1/4 OF NW1/4 OF SEC EXC ELY 25 FT THEREOF

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Prior Transfer

Recording Date:	09/30/2022	Sales Price:	$94,410
Document #:	2022212048 BK-PG 10100-1659	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/10/2020	Sales Price:	N/A
Document #:	2020091563 BK-PG 10116-189	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/28/2020		
Document Type:			

Legal Description:
Subdivision: LEISURE HILLS SUBDIVISION Tract No: 158 Sec/Twnship/Range: S2NW4NE4SW4NW4 S08T24SR18E

Prior Transfer

Recording Date:	05/12/2020	Sales Price:	$25,000
Document #:	2020076055 BK-PG 10100-1657	Type of Sale:	Full Amount on Deed
Contract Date:	05/11/2020		
Document Type:			

Legal Description:
Subdivision: LEISURE HILLS SUBDIVISION Tract No: 158 Sec/Twnship/Range: NW4NE4SW4NW4 S08T24SR18E

Prior Transfer

Recording Date:	09/01/2005	Sales Price:	$80,000 Multiple Parcels Involved in this transaction
Document #:	2005182495 BK-PG 6563-1523	Type of Sale:	Full Amount on Deed
Contract Date:	08/29/2005		
Document Type:			

Legal Description:
Subdivision: UNRECORDED PLAT OF LEISURE HILLS SUBDIVISION Tract No: 157&158
Abbreviated Description: N2 NW4 NE4 SW4 NW4 & S2 NW4 NE4 SW4 NW4 SEC08 TWP24S RNG18E

Area Sales Analysis

Total Area Sales	$2,515,500	Median # of Bedrooms	
Median Lot Size	50,312 SF	Median # of Baths	2
Median Living Area	1,374 SF	Median Year Built	1989
Price Range - 2 Yrs	$27,000 to $308,000	Age Range	8 years to 53 years
Median Value	$272,000	Median Age	37 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.6Mi.	**17718 ROCKLEDGE AVE** **SPRING HILL, FL 34610-6030**	09/21/2026	$300,000	$239	1252	//2	1984	52,272 SF	
		APN: 08-24-18-0030-00000-3940 Document #: 2026176828 Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Sec/Twnship/Range: E2SE4NE4NW4NE4 S08T24SR18E Abbreviated Description: Sec/Twnship/Range:E2SE4NE4NW4NE4 S08T24SR18E								
2	.37Mi.	**18024 GREENSBORO ST** **SPRING HILL, FL 34610-1641**	08/28/2026	$100,000	$68	1458	//2	1999	50,312 SF	Yes
		APN: 05-24-18-0010-00000-2700 Document #: 2026162862 Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Sec/Twnship/Range: N2SE4SW4SE4SW4 S05T24SR18E Abbreviated Description: Sec/Twnship/Range:N2SE4SW4SE4SW4 S05T24SR18E								
3	.34Mi.	**18008 GREENSBORO ST** **SPRING HILL, FL 34610-1641**	06/01/2026	$280,000	$185	1512	//2	1990	54,450 SF	
		APN: 05-24-18-0010-00000-2690 Document #: 2026101201 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Subdivision: LEISURE HILLS SUBDIVISION Tract No: 269 Sec/Twnship/Range: S2SE4SW4SE4SW4 S05T24SR18E Abbreviated Description: Subdivision:LEISURE HILLS SUBDIVISION Tract No:269 Sec/Twnship/Range:S2SE4SW4SE4SW4 S05T24SR18E								
4	.22Mi.	**17044 ELDRIDGE AVE** **SPRING HILL, FL 34610-7321**	05/26/2026	$110,000	$94	1170	//2	1988	52,272 SF	
		APN: 08-24-18-0030-00000-0770 Document #: 2026096093 Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Subdivision: LEISURE HILLS SUBDIVISION Tract No: 77 Sec/Twnship/Range: W2SE4SW4SW4NW4 S08T24SR18E Abbreviated Description: Subdivision:LEISURE HILLS SUBDIVISION Tract No:77 Sec/Twnship/Range:W2SE4SW4SW4NW4 S08T24SR18E								
5	.57Mi.	**18250 GALVESTON ST** **SPRING HILL, FL 34610-1631**	05/04/2026	$27,000	$18	1440	//2	1973	54,450 SF	
		APN: 05-24-18-0010-00000-1020 Document #: 2026082580 Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Subdivision: LEISURE HILLS SUBDIVISION Tract No: 102 Sec/Twnship/Range: SW4 S05T24SR16E Abbreviated Description: Subdivision:LEISURE HILLS SUBDIVISION Tract No:102 Sec/Twnship/Range:SW4 S05T24SR16E								
6	.53Mi.	**18203 ALEXSON ST** **SPRING HILL, FL 34610-1608**	04/24/2026	$175,000	$124	1404	//2	1993	47,829 SF	
		APN: 05-24-18-0010-00000-3180 Document #: 2026075401 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 318 Subdivision: LEISURE HILLS SUBDIVISION Tract No: 318 Sec/Twnship/Range: S2NW4NE4SE4SW4 S24TSR18E Abbreviated Description: Lot:318 Subdivision:LEISURE HILLS SUBDIVISION Tract No:318 Sec/Twnship/Range:S2NW4NE4SE4SW4 S24TSR18E								
7	.61Mi.	**17736 MEDLEY AVE** **SPRING HILL, FL 34610-6025**	04/06/2026	$285,000	$195	1458	//2	2017	50,312 SF	
		APN: 08-24-18-0030-00000-3590 Document #: 2026061610 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Subdivision: LEISURE HILLS SUBDIVISION Tract No: 359 Sec/Twnship/Range: W2SW4SW4NE4NE4 S08T24SR18E Abbreviated Description: Subdivision:LEISURE HILLS SUBDIVISION Tract No:359 Sec/Twnship/Range:W2SW4SW4NE4NE4 S08T24SR18E								
8	.18Mi.	**17609 GREENSBORO ST** **SPRING HILL, FL 34610-7399**	03/10/2026	$283,000	$210	1344	//2	1984	47,916 SF	
		APN: 08-24-18-0030-00000-2490 Document #: 2026044319								

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Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Subdivision: LEISURE HILLS Tract No: 249 Sec/Twnship/Range: N2NW4SW4SE4NW4 S08T24SR18E Abbreviated
Description: Subdivision:LEISURE HILLS Tract No:249 Sec/Twnship/Range:N2NW4SW4SE4NW4 S08T24SR18E City/Muni/Twp:PASCO City/Muni/Twp: PASCO

9	.64Mi.	**18333 GALVESTON ST SPRING HILL, FL 34610-1634**	02/05/2026	$76,000	$113	672	//1.5	1984	50,312 SF

APN: 05-24-18-0010-00000-0490 Document #: 2026022172
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Subdivision: LEISURE HILLS SUBDIVISION Tract No: 49 Sec/Twnship/Range: N2NW4SW4NW4SW4 S05T24SR18E Abbreviated
Description: Subdivision:LEISURE HILLS SUBDIVISION Tract No:49 Sec/Twnship/Range:N2NW4SW4NW4SW4 S05T24SR18E

10	.6Mi.	**16933 BOSLEY DR SPRING HILL, FL 34610-7740**	01/07/2026	$308,000	$150	2052	//3	2018	43,560 SF

APN: 07-24-18-0010-00000-0600 Document #: 2026002967
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: B Subdivision: HIGHLAND FOREST SUBDIVISION Tract No: 60 Abbreviated Description: Lot:B Subdivision:HIGHLAND FOREST SUBDIVISION Tract No:60

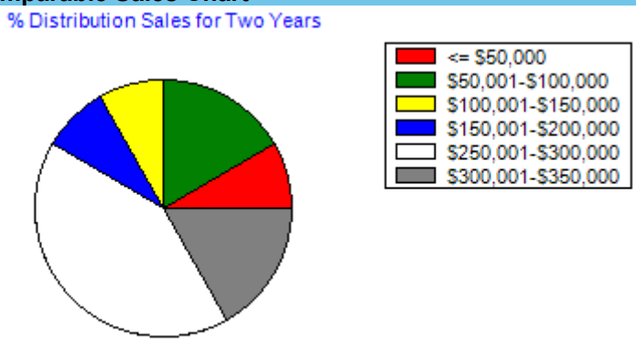
11	.57Mi.	**18216 ALEXSON ST SPRING HILL, FL 34610-1607**	12/30/2025	$307,500	$295	1040	//2	1988	54,450 SF

APN: 05-24-18-0010-00000-4920 Document #: 2025242487
Document Type: Price Code: R
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Subdivision: LEISURE HILLS SUBDIVISION Tract No: 492 Abbreviated Description: Subdivision:LEISURE HILLS SUBDIVISION Tract No:492

12	.51Mi.	**17511 CARTHAGE AVE SPRING HILL, FL 34610-6046**	12/10/2025	$264,000	$261	1008	//2	1990	45,738 SF

APN: 05-24-18-0010-00000-4540 Document #: 2025230589
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Subdivision: LEISURE HILLS SUBDIVISION Tract No: 454 Sec/Twnship/Range: W2NW4SW4SW4SE4 S05T24SR18E Abbreviated
Description: Subdivision:LEISURE HILLS SUBDIVISION Tract No:454 Sec/Twnship/Range:W2NW4SW4SW4SE4 S05T24SR18E

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.	**17721 DRAYTON ST**	**11/23/2022**	$209,681	$144,210	1,344	//2	2022	1 SF	
.03Mi.	**17703 DRAYTON ST**	**05/28/2020**	$207,639	$190,680	840	//2	2020	1 SF	
.06Mi.	**17704 GALVESTON ST**	**03/02/2015**	$318,841	$318,841	2,356	//2	2004	2 SF	
.06Mi.	**17740 GALVESTON ST**	**11/22/2019**	$187,124	$91,344	1,680	//2	1980	2 SF	
.06Mi.	**17641 DRAYTON ST**	**03/26/2013**	$104,484	$104,484	938	//2	1987	1 SF	
.06Mi.	**17751 DRAYTON ST**	**07/01/2004**	$248,451	$62,440	2,040	//2	2004	1 SF	
.07Mi.	**17720 DRAYTON ST**	**04/02/2018**	$230,173	$113,120	2,232	//2	2002	1 SF	
.07Mi.	**17738 DRAYTON ST**	**11/30/2012**	$107,427	$52,550	896	//2	1973	1 SF	
.07Mi.	**17704 DRAYTON ST**	**05/19/2022**	$130,400	$36,930	1,136	//2	1983	1 SF	
.09Mi.	**17640 GALVESTON ST**	**10/25/2019**	$138,236	$128,590	1,500	//2	1984	1 SF	
.09Mi.	**17818 DRAYTON ST**	**12/12/2024**	$171,179	$171,179			1981	2 SF	
.09Mi.	**17800 DRAYTON ST**	**12/12/2024**	$171,179	$171,179	1,344	//2	1981	2 SF	
.09Mi.	**17640 DRAYTON ST**	**03/08/2017**	$148,651	$74,690	1,152	//2	1997	1 SF	
.09Mi.	**17625 DRAYTON ST**	**12/21/2021**	$314,421	$314,421	1,620	//2	2024	1 SF	
.09Mi.	**17819 DRAYTON ST**	**03/01/1998**	$213,177	$149,708	2,356	//2	1998	1 SF	
.11Mi.	**17624 GALVESTON ST**	**10/20/2023**	$149,475	$149,475	1,620	//2	1986	1 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	74%

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Demographics & Income

Median Age:	43.3 years old	Households:	7,197
Median Household Income:	$66,008	Households w/Family:	71%
Household Income Per Capita:	$34,293	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Pasco County School District	Students:	86,627
Number of Schools:	107	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.84Mi.	**Pasco Eschool-Virtual Franchise** Number of Students: 610 Student-Teacher Ratio: NA	B	Public	6 - 12
8.84Mi.	**Pasco Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 8
8.84Mi.	**Pasco Virtual Instruction Program (District Provided)** Number of Students: 139 Student-Teacher Ratio: 11.58	C+	Public	KG - 12
2.87Mi.	**Crews Lake Middle School** Number of Students: 709 Student-Teacher Ratio: 16.41	C-	Public	6 - 8
7.52Mi.	**Hudson High School** Number of Students: 1,497 Student-Teacher Ratio: 21.2 Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **17721 DRAYTON ST, SPRING HILL, FL 34610-7310** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	67%	NOTABLY LOWER
BURGLARY	118%	HIGHER
MOTOR VEHICLE THEFT	84%	LOWER
FORCIBLE ROBBERY	133%	NOTABLY HIGHER
AGGRAVATED ASSAULT	72%	NOTABLY LOWER
FORCIBLE RAPE	151%	NOTABLY HIGHER
MURDER	98%	SIMILAR
OVERALL	99%	SIMILAR

Disaster Alerts

No alerts noted

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