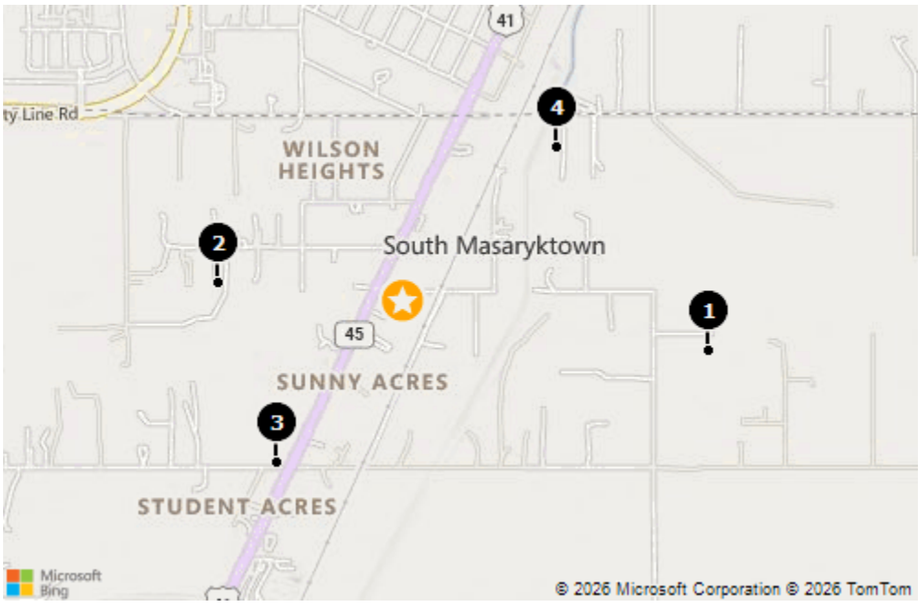
ICE SiteX Report

OrderID: 98692538

SiteX Property Information Report



Subject Property Location

21304 FONTAINE AVE, SPRING HILL, FL 34610-2251

County:	**PASCO FL**	Census Tract:	121010318.091010
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	00AR
Parcel Number:	01-24-18-0050-00000-0011	Thomas Bros Pg-Grid:	

Valuation

Value:	**$317,000**	FSD:	45	Common Confidence Score:	16
Value Range:	$174,350 - $459,650	ICE Confidence Score:	55		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	UF
Assd Land Value:	$34,767	Market Land Value:	$34,767	Tax Year:	2025
Assd Improvement:	$44,213	Market Improvment Value:	$82,010	Total Taxable Value:	$846
Total Assessed Value:	$78,980	Total Assessor Market Value:	$116,777	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Subdivision: SUNNY ACRES SUBDIVISION Sec/Twnship/Range: SEC 01 TWN 24S RNG 18E
Abbreviated Description: WLY 180.86 FT (PERPENICULAR TO WLY BDY OF SUBJ PROPERTY) LESS SLY 133.75 FT OF FOLL DESC PCL;COM AT SE COR OF LOT 1 OF SUNNY

Property Characteristics

Lot Size:	1.049 AC	Bedrooms:		Pool:	
Building Area:	2162 SF	Baths:	2	Fireplace:	Yes
Year Built:	1997	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Other
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:	03/02/2026	Sales Price:	$118,247
Document #:	2026037861 BK-PG 7904-1382	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/20/2018	Sales Price:	$30,000
Document #:	2018140639 BK-PG 9775-0588	Type of Sale:	Full Amount on Deed
Contract Date:	08/13/2018		
Document Type:			
Legal Description:			

Lot: 1 Subdivision: SUNNY ACRES SUBDIVISION Map Ref: MB 3 PG 156
Abbreviated Description: PORTION LOT1

Prior Transfer

Recording Date:	02/09/2012	Sales Price:	$118,247
Document #:	2012021520 BK-PG 7904-1382	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	08/13/2008	Loan Amount:	N/A
Document #:	2008118872 BK-PG 7904-1382	Loan Type:	FHA
TD Due Date:	09/01/2038	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	04/01/1998	Sales Price:	$18,000
Document #:	BK-PG 3928 -1937	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Subdivision: SUNNY ACRES SUBDIVISION Sec/Twnship/Range: SEC 01 TWN 24S RNG 18E
Abbreviated Description: WLY 180.86 FT (PERPENICULAR TO WLY BDY OF SUBJ PROPERTY) LESS SLY 133.75 FT OF FOLL DESC PCL;COM AT SE COR OF LOT 1 OF SUNNY

Area Sales Analysis

Total Area Sales	$1,635,000	Median # of Bedrooms	
Median Lot Size	120,008 SF	Median # of Baths	2
Median Living Area	1,449 SF	Median Year Built	2000
Price Range - 2 Yrs	$200,000 to $775,000	Age Range	22 years to 44 years
Median Value	$330,000	Median Age	26 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.91Mi.	**18330 BOOMING RD** **SPRING HILL, FL 34610-2336**	08/12/2026	$330,000	$226	1458	//2	2004	218,236 SF	
		APN: 06-24-19-0000-00900-0010 Document #: 2026151190 Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Sec/Twnship/Range: N2SE4NW4SW4 S06T24NR19E Abbreviated Description: Sec/Twnship/Range:N2SE4NW4SW4 S06T24NR19E								
2	.52Mi.	**20732 MORELAND DR** **SPRING HILL, FL 34610-2149**	11/24/2025	$200,000	$138	1440	//2	2000	43,604 SF	
		APN: 02-24-18-0060-00000-022B Document #: 2025221689 Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Tract No: 22 Abbreviated Description: Tract No:22								
3	.56Mi.	**20907 BOWMAN RD** **SPRING HILL, FL 34610-2250**	10/06/2025	$775,000	$1,153	672	//1.5	1982	76,230 SF	
		APN: 02-24-18-0000-01900-0000 Document #: 2025189608 Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal:								
4	.62Mi.	**18901 BATES RD** **SPRING HILL, FL 34610-2306**	06/25/2025	$330,000	$185	1782	//2	2001	163,786 SF	
		APN: 01-24-18-0000-00100-0025 Document #: 2025123029 Document Type: Price Code: R Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal:								

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.

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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.	**21304 FONTAINE AVE**	**04/01/1998**	$116,777	$78,980	2,162	//2	1997	1 SF	
.13Mi.	**18515 US HIGHWAY 41**	**05/08/2015**	$93,650	$93,650	480	//1	1978	25,366 SF	
.16Mi.	**21417 FONTAINE AVE**	**01/13/2016**	$76,140	$76,140	924	//2	1990	2 SF	
.17Mi.	**18308 RAILROAD RD**	**02/09/2021**	$31,078	$31,078	720	//1.5	1971	1 SF	
.18Mi.	**18327 DADE LN**	**01/15/2024**	$120,717	$81,550	1,512	//2	2003	3 SF	
.18Mi.	**18320 US HIGHWAY 41**	**01/01/1981**	$140,291	$99,868	1,956	//1	1950	3 SF	
.21Mi.	**21437 FONTAINE AVE**	**04/20/2012**	$93,579	$64,900	1,152	//2	1997	3 SF	
.22Mi.	**21044 MORELAND DR**	**04/01/2022**	$85,905	$74,800	1,188	//2	1995	2 SF	
.24Mi.	**21505 FONTAINE AVE**	**10/04/2022**	$78,374	$60,680	780	//2	1975	2 SF	
.25Mi.	**21218 PRIBIL AVE**	**11/30/2017**	$87,196	$60,580	1,248	//2	2000	1 SF	
.25Mi.	**18432 SKINNER DR**	**07/07/2017**	$63,490	$59,580	1,700	//2	1991	1 SF	
.25Mi.	**18545 WILDLIFE TRL**	**11/01/2004**	$70,129	$26,350	864	//2	1973	1 SF	
.26Mi.	**21208 PRIBIL AVE**	**11/30/2017**	$88,435	$37,860	1,320	//2	1973	1 SF	
.26Mi.	**21514 FONTAINE AVE**	**12/01/2009**	$105,861	$94,430	1,188	//2	1996	9 SF	
.26Mi.	**21026 MORELAND DR**	**05/29/2025**	$107,907	$71,140	2,046	//2	2001	33,080 SF	
.27Mi.	**18583 WILDLIFE TRL**	**06/01/1988**	$127,926	$83,530	2,356	//2	2001	1 SF	

Rent vs. Own

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

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
10.52Mi.	**Pasco Eschool-Virtual Franchise** Number of Students: 610 Student-Teacher Ratio: NA	B	Public	6 - 12
11.38Mi.	**Land O' Lakes High School** Number of Students: 2,233 Student-Teacher Ratio: 22.33 Advanced Placement: Yes	B	Public	9 - 12
10.52Mi.	**Pasco Virtual Instruction Program** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 8
10.52Mi.	**Pasco Virtual Instruction Program (District Provided)** Number of Students: 139 Student-Teacher Ratio: 11.58	C+	Public	KG - 12
6.08Mi.	**Mary Giella Elementary School** Number of Students: 568 Student-Teacher Ratio: 15.87	C-	Public	KG - 5
6.17Mi.	**Crews Lake Middle School** Number of Students: 709 Student-Teacher Ratio: 16.41	C-	Public	6 - 8

Flood Report

The Subject Property of **21304 FONTAINE AVE, SPRING HILL, FL 34610-2251** 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

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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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