



PRICE REDUCED

37644 DAUGHTERY ROAD
ZEPHYRHILLS, FL 33541

SO MUCH POTENTIAL! This 2.6 acre parcel is located right in the path of progress, near Wal-Mart and a long list of other businesses, restaurants, medical facilities and more. The land has approximately 384' of frontage on Daughtery Road and 280' (mol) on Jeter Lane. Pasco County has designated the Future Land Use as RES-9 which allows for 9 residential units per acre. Zephyrhills has experienced a 29% population increase in the past 10 years and has now become Pasco County's biggest city. Overall growth in the County was around 20%. The rolling hills and vibrant countryside, scenic parks and freshwater springs make Zephyrhills a nature lover's paradise. In nearby Dade City, you can enjoy hiking and biking on Rails to Trails which runs north to Inverness. In addition to skydiving, other outdoor activities include golfing and visiting the Sarah Vande Berg Tennis & Wellness Center. You'll want to be sure to visit the Zephyrhills Depot Museum and also go on a tour of historic homes. From Zephyrhills, you are at a short distance from Wesley Chapel, Tampa and Florida's famous sandy beaches. Employment opportunities are on the increase as new businesses open in the area. Housing demands are high. Current zoning is AR. GREAT NEW PRICE - \$599,000!



\$599,000

MLS: T3348688

SqFt:

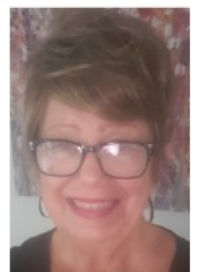
Bedrooms:

Acres: 2.66

Total Baths: 0


BERKSHIRE HATHAWAY
HomeServices
Florida Properties Group

GEORGIA BICKFORD
REALTOR/Broker-Associate
813-713-6492 (Direct (24/7))
gbickford@bhhsflpg.com
www.GeorgiaSellsFlorida.com



37644 Daughtery Rd, Zephyrhills, FL 33541-4217, Pasco County Active Listing

APN: 03-26-21-0010-00300-0010 CLIP: 9746297622



Beds	Baths	MLS List Price	MLS List Date
2	2	\$650,000	01/07/2022
Bldg Sq Ft	Lot Sq Ft	Yr Built	Type
702	115,870	1946	SFR

OWNER INFORMATION

Owner	Tns Of Florida LLC & Saiozmz LLC	Mailing ZIP + 4	0580
Owner 2		Mailing Carrier Route	B005
Mailing Label Owner Name	Tns Of Florida LLC & Saiozmz LLC	Mailing Country	
Mailing Address	Po Box 580	Owner Vesting	
Mailing City & State	Zephyrhills, FL	Owner Occupied	
Mailing Zip	33539	No Mail Flag	

LOCATION INFORMATION

Neighborhood		Census Block	03
Neighborhood Code	1zhn.s1-1zhn.s1	Census Block Group	2
Subdivision	Zephyrhills Colony Co	Zoning	AR
Subdivision #	0010	Zoning Description	Sngl Fam&Mobile Home-Ar
Township	26S	Location Influence	
Range	21E	Waterfront Influence	
Section	3	Waterfront View Type	
Block		Topography	
Lot		School District Name	Pasco County SD
Property ZIP	33541	Map 1	44A
Property ZIP 4	4217	Map 2	
Property Carrier Route	R013	Flood Zone Code	X
Condo Floor		Flood Zone Date	09/26/2014
Census Tract	328.04	Flood Zone Panel	12101C0289F

TAX INFORMATION

Folio/Strap/PID (1)	03-26-21-0010-00300-0010	Tax Area	30FZ
Folio/Strap/PID (2)	21-26-03-001,0-003,00-001,0	Exemption(s)	
Folio/Strap/PID (3)	2126030010003000010	Tax Exempt Amount	
Account Number	0213102	Total Taxable Value	\$90,928
% Improved	43%	Plat Book-Page	2-6
Legal Description	<p>ZEPHYRHILLS COLONY COMPAN Y LANDS PB 2 PG 6 THAT PART O F TRACT 3 IN SECTION 3 DESC A S COM AT NW COR OF NE1/4 OF S AID SECTION 3 TH N89DG 58' 51" E 1211.64 FT FOR POB TH N89DG 58' 51"E 112.57 FT TH S00DG 08' 27"E 330.34 FT TH N89DG 58' 43"W 112.80 FT TH N00DG 05' 58"W 330.26 FT TO POB AKA PARCEL A & COM AT NW COR OF NE1/4 OF SECTION 3 TH N89DEG 58'51"E 1068.87 FT FOR POB TH N89DEG 58"43" E 142.77 FT TH S00DEG 05' 58"E 330.26 FT TH N89DEG 58'43"W 142.77 FT TH N00DEG05'58"W 330.17 F T TO POB AKA PARCEL B & COM AT NW COR NE1/4 OF SECTION 3 TH N89DEG 58' 51"E 926.10 FT FO R POB TH N89DEG 58'51"E 142.77 FT TH S00DEG 05'58"E 330.17 FT TH N89DEG 58'43"W 142.77 FT TH N00DEG 05'58"W 330.07 FT TO PO B LESS NLY 40 FT MOL FOR FOR DAUGHTERY RD R/W OR 6245 PG</p>		

ASSESSMENT & TAX

Assessment Year	2021 - Preliminary	2020	2019	2018
Just Value - Total	\$97,086	\$90,928	\$91,304	\$90,265
Just Value - Land	\$56,969	\$51,795	\$51,795	\$51,795
Just Value - Improved	\$40,117	\$39,133	\$39,509	\$38,470
Assessed Value - Total	\$97,086	\$90,928	\$91,304	\$90,265
Assessed Value - Land		\$51,795	\$51,795	\$51,795
Assessed Value - Improved		\$39,133	\$39,509	\$38,470
YOY Assessed Change (\$)	\$6,158	-\$376	\$1,039	
YOY Assessed Change (%)	6.77%	-0.41%	1.15%	

Tax Year	Total Tax	Change (\$)	Change (%)
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2018	\$1,621		
2019	\$1,639	\$18	1.12%
2020	\$1,625	-\$15	-0.9%

CHARACTERISTICS			
County Use Description	Single Family Residential-01	Heat Fuel Type	Electric
State Use Description	Single Family Residential-01	Fuel Type	
Land Use - CoreLogic	SFR	Porch	Finished/Open Porch
Style		Patio Type	
Building Type		Garage Type	Carport
Bldg Class		Garage Sq Ft	
Year Built	1946	Carport Sq Ft	280
Effective Year Built	1975	Roof Type	
Living Square Feet	702	Roof Material	Metal
Total Building Sq Ft	1,142	Roof Frame	
Heated Sq Ft	702	Roof Shape	Gable/Hip
Ground Level Sq Ft	702	Construction	
2nd Floor Area		Interior Wall	Masonry
Stories	1	Exterior	Concrete Block
Total Units		Floor Cover	Asphalt Tile
Total Rooms		Foundation	
Bedrooms	2	Pool	
Total Baths	2	Pool Sq Ft	
Full Baths	1	Water	
Half Baths	1	Sewer	
Bath Fixtures		Lot Sq Ft	115,870
Other Rooms		Lot Acres	2.66
Fireplace		Lot Frontage	
Fireplaces		Lot Depth	
Cooling Type	Central	Lot Shape	
Heat Type	Forced Air		

FEATURES					
Feature Type	Size/Qty	Width	Depth	Year Built	Value
Unfin Detach Util Mt	1			1995	\$1,525
Building Description			Building Size		
Base Living Area			702		
Carport Finished			280		
Porch Open Fin E			160		

SELL SCORE			
Rating		Value As Of	2022-02-27 05:39:16
Sell Score			

ESTIMATED VALUE			
RealAVM™	\$645,000	Confidence Score	75
RealAVM™ Range	\$599,850 - \$690,150	Forecast Standard Deviation	7
Value As Of	02/27/2022		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	T3348688	MLS Sale Price	
MLS Status	Active	MLS Contingency Date	
MLS DOM	59	MLS Pending Date	
MLS Status Change Date	01/07/2022	MLS Cancellation Date	
MLS Area	33541 - ZEPHYRHILLS	MLS Listing Agent	262000425-Georgia Bickford
MLS Listing Date	01/07/2022	MLS Listing Broker	BHHS FLORIDA PROPERTIES GR OUP
MLS Listing Price	\$650,000	MLS Selling Agent	
MLS Orig. Listing Price	\$650,000	MLS Selling Broker	
MLS Sale Date			

MLS Listing #	T3312418	T3280208	E2203299	E2201996	T2613224
MLS Status	Expired	Expired	Expired	Expired	Leased
MLS Listing Date	06/11/2021	12/09/2020	07/01/2016	08/17/2015	01/27/2014
MLS Listing Price	\$499,000	\$499,000	\$389,000	\$395,000	\$750
MLS Orig Listing Price	\$499,000	\$499,000	\$389,000	\$395,000	\$750
MLS Sale Date					04/29/2014
MLS Sale Price					\$750
MLS Expiration Date	11/08/2021	05/08/2021	12/31/2016	02/14/2016	06/30/2014
MLS Cancellation Date					

MLS Listing #	T2582367
MLS Status	Leased
MLS Listing Date	07/26/2013
MLS Listing Price	\$750
MLS Orig Listing Price	\$750
MLS Sale Date	08/14/2013
MLS Sale Price	\$750
MLS Expiration Date	11/30/2013
MLS Cancellation Date	

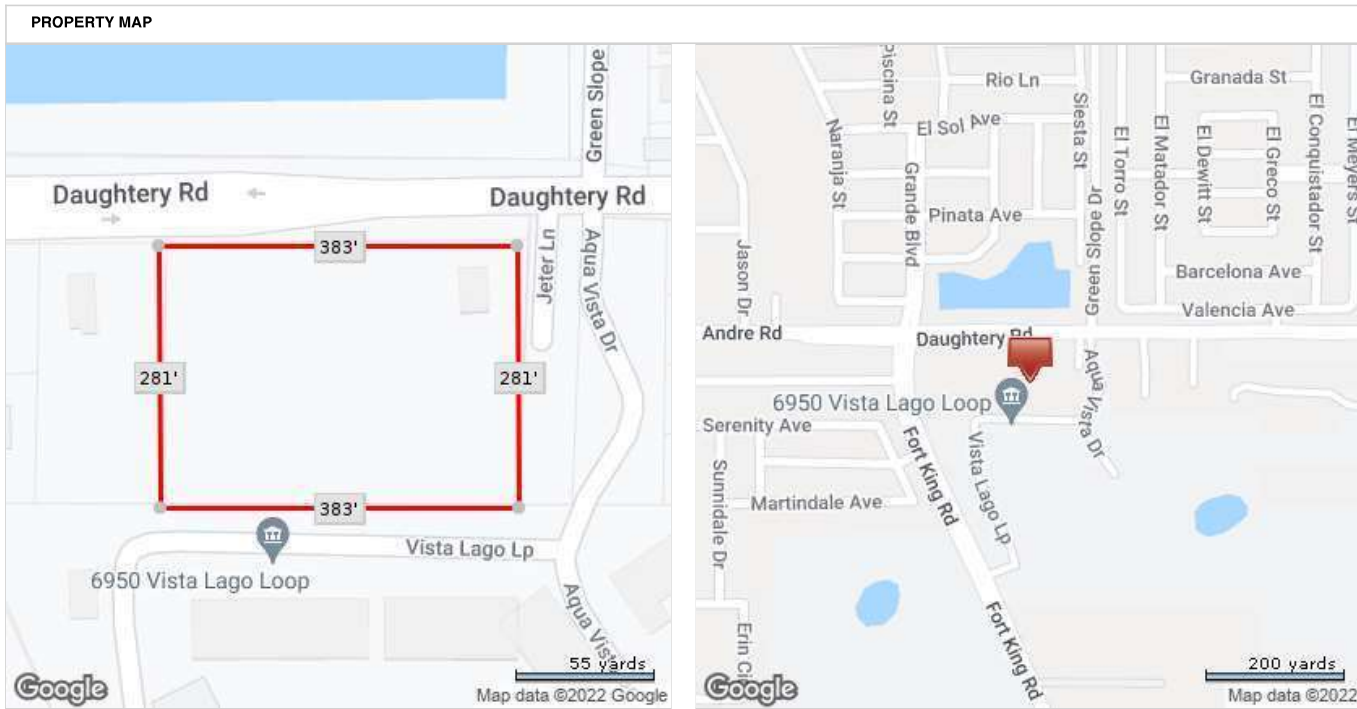
LAST MARKET SALE & SALES HISTORY			
Last Mkt Sale Date	04/21/1994	Deed Type	Warranty Deed
Last Mkt Recording Date	05/05/1994	Owner	Tns Of Florida LLC & Saiozmz LLC
Sale Price	\$71,000	Seller	Colvard Elaine M
MLS Sale Price		Title Company	
Sale Type	Full	County Doc Link	3290000629
Price Per Sq Ft	\$101.14	Document Number	3290-629
Multi/Split Sale			

Recording Date	02/25/2005	10/10/2003	05/05/1994	00/1990
Sale Date	02/11/2005	10/03/2003	04/21/1994	00/1990
Sale Price	\$225,000		\$71,000	
Nominal		Y		
Document Type	Warranty Deed	Warranty Deed	Warranty Deed	Warranty Deed
Multi/Split Sale Type				
Buyer Name	Tns Of Florida LLC	Pasco County	Beall Anne B & Theresa J	
Buyer Name 2	Saiozmz LLC		Beall Theresa J	
Seller Name	Beall Anne B	Beall Anne B	Colvard Elaine M	
Title Company	Buyers Title	First American Title Insurance		
Document Number	6245-174	5579-1882	3290-629	1944-1160
County Doc Link	6245000174	5579001882	3290000629	1944001160

MORTGAGE HISTORY					
Mortgage Date	08/22/2001	01/08/1998	12/06/1996	12/06/1996	05/05/1994
Mortgage Amount	\$11,440	\$38,278	\$64,000	\$16,441	\$64,000
Mortgage Lender	Beneficial FI Inc				
Mortgage Type	Conventional	Private Party Lender	Private Party Lender	Private Party Lender	Private Party Lender
Mortgage Purpose	Refi	Refi	Refi	Refi	Seller/Carry Back
Mortgage Term					
Mortgage Term Code					
Mortgage Int Rate					
Mortgage Int Rate Type	Adjustable Int Rate Loan	Fixed Rate Loan	Fixed Rate Loan	Fixed Rate Loan	
Borrower Name	Beall Theresa J	Beall Anne B		Beall Theresa J	Beall Anne B
Borrower Name 2		Beall Theresa		Beall Anne B	Beall Theresa J

FORECLOSURE HISTORY		
Document Type	Lis Pendens	Lis Pendens
Default Date		
Foreclosure Filing Date	09/17/2003	09/02/2003
Recording Date	09/26/2003	09/05/2003
Document Number	180356	164459

Book Number	5556	5524
Page Number	991	549
Default Amount		
Final Judgment Amount		
Original Doc Date		
Original Document Number		
Original Book Page		
Foreclosure Case #	03-2566-ES	03-2566-ES



*Lot Dimensions are Estimated









Florida





POPULATION

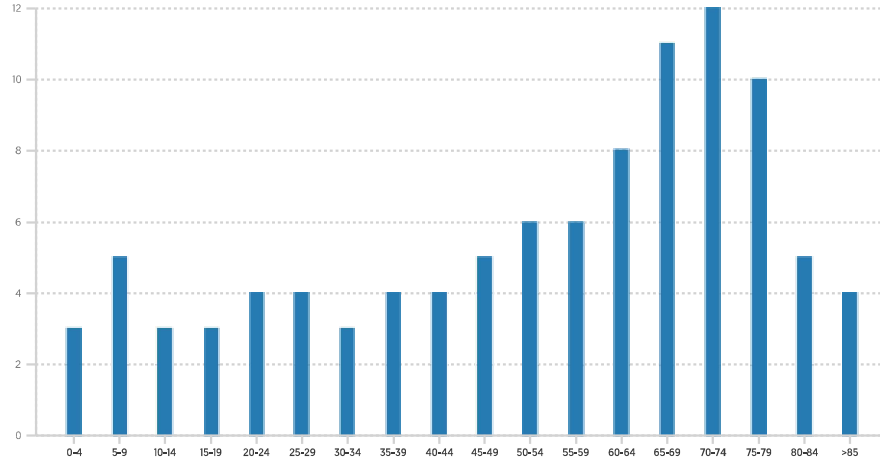
SUMMARY

Estimated Population	19,900
Population Growth (since 2010)	-8.2%
Population Density (ppl / mile)	804
Median Age	59.8

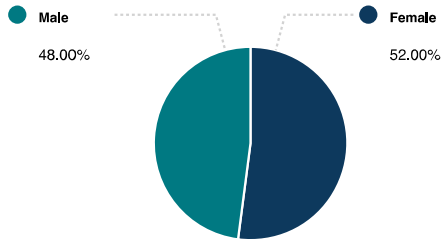
HOUSEHOLD

Number of Households	8,868
Household Size (ppl)	2
Households w/ Children	2,670

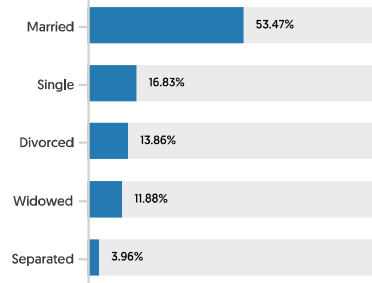
AGE



GENDER



MARITAL STATUS



HOUSING

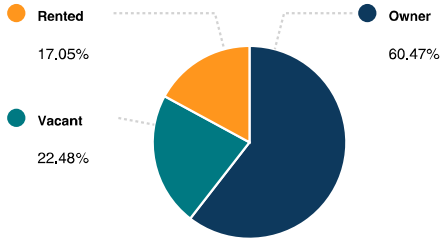
SUMMARY

Median Home Sale Price	\$69,300
Median Dwelling Age	1989 years
Median Value of Home Equity	
Median Mortgage Debt	

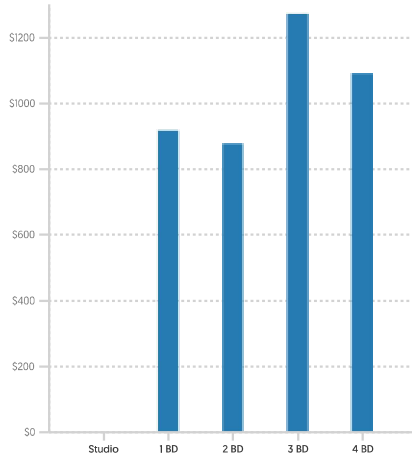
STABILITY

Annual Residential Turnover	17.77%
5+ Years in Residency	
Median Years in Residency	

OCCUPANCY



FAIR MARKET RENTS (COUNTY)

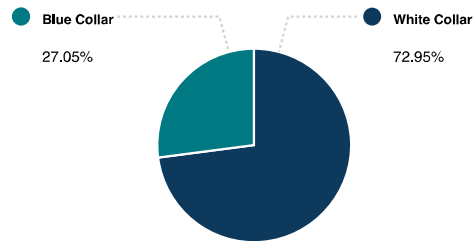


QUALITY OF LIFE

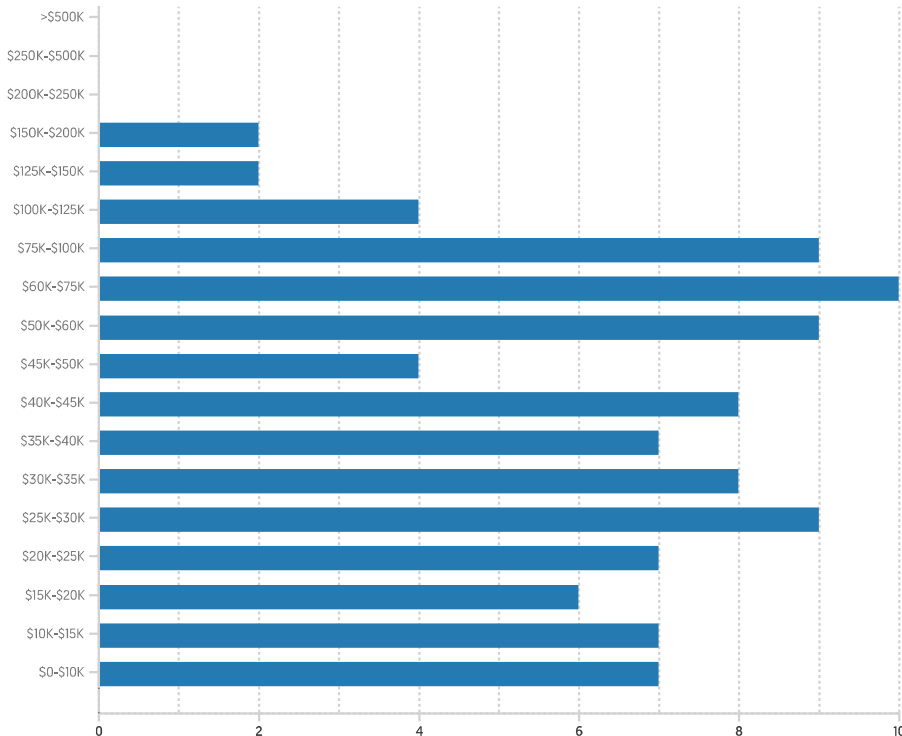
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	32
Mining	
Construction	486
Manufacturing	242
Transportation and Communications	366
Wholesale Trade	141
Retail Trade	813
Finance, Insurance and Real Estate	366
Services	2,492
Public Administration	204
Unclassified	

WORKFORCE



HOUSEHOLD INCOME



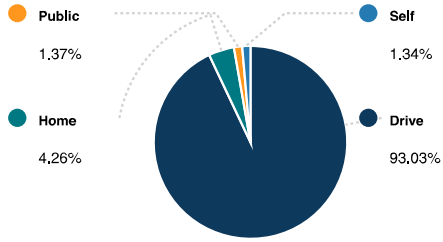
Average Household Income

\$39,334

Average Per Capita Income

\$24,009

COMMUTE METHOD



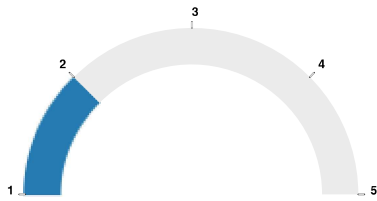
Median Travel Time **29 min**

WEATHER

January High Temp (avg °F)	72.3
January Low Temp (avg °F)	49.5
July High Temp (avg °F)	92.3
July Low Temp (avg °F)	72.9
Annual Precipitation (inches)	54.17

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	433
Some High School	2,529
High School Graduate	6,591
Some College	3,536
Associate Degree	1,469
Bachelor's Degree	2,879
Graduate Degree	769

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.
 (2) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

SCHOOLS

RADIUS: 1 MILE(S)

PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Woodland Elementary School	0.8	Pre-K-5th	847	15	1

Community Rating (2)

Woodland Elementary School

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Zephyrhills High School	0.89	9th-12th	1,405	20	2

Community Rating (2)

Zephyrhills High School

(1) SchoolDigger Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-5. (© 2006-2016 SchoolDigger.com)
 (2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.
 (3) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

ATTRACTIONS - RECREATION

	Address	Phone #	Distance	Description
Reutimann Racing	6900 Wire Rd	(813) 782-6444	0.8	Auto Race Track Operation

Silver Auto Inc	38032 Postal Dr	(813) 395-6965	0.98	Legitimate Live Theater Producers
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BANKS - FINANCIAL

	Address	Phone #	Distance	Description
Community National Bank Of Pasco County	6930 Gall Blvd	(813) 783-8122	0.31	National Commercial Banks
South State Bank, National Association	6930 Gall Blvd	(813) 783-8122	0.31	State Commercial Banks
South State Corporation	6930 Gall Blvd	(813) 779-7735	0.31	State Commercial Banks
Centennial Bank	37741 Eiland Blvd	(813) 788-0300	0.47	State Commercial Banks
San Antonio Citizens Federal Credit Union	7301 Gall Blvd	(813) 782-8200	0.49	Federal Credit Unions
Midflorida Gold & Guns, LLC	6411 Gall Blvd	(813) 355-4887	0.61	Miscellaneous Business Credit Institutions
Bank Ozk	7435 Gall Blvd	(813) 715-4700	0.64	State Trust Companies Accepting Deposits, Commercial
Wells Fargo Bank, National Association	7780 Gall Blvd	(813) 782-7618	0.9	National Commercial Banks
Jpmorgan Chase Bank, National Association	7800 Gall Blvd	(813) 780-6021	0.91	National Commercial Banks

EATING - DRINKING

	Address	Phone #	Distance	Description
Starbucks Corporation	7010 Gall Blvd	(813) 469-2754	0.31	Coffee Shop
Tut Inc.	6855 Gall Blvd	(813) 783-8969	0.31	Restaurant, Family: Chain
Pin Chasers-East Pasco, Inc.	6816 Gall Blvd	(813) 782-5511	0.33	Cocktail Lounge
Air Maintenance Corporation	37930 Medical Arts Ct	(813) 780-2826	0.38	Ice Cream Stands Or Dairy Bars
Panera Bread Company	7242 Gall Blvd	(813) 780-8483	0.45	Cafe
Jordan Nicholas Elliott, Inc.	7250 Gall Blvd	(813) 788-6111	0.45	Pizzeria, Chain
China Wok	7254 Gall Blvd	(813) 780-2268	0.45	Chinese Restaurant
The Hemp & Coffee Exchange	38036 Market Sq	(813) 815-9268	0.47	Coffee Shop
R C Lincoln Inc	6606 Gall Blvd	(813) 782-4272	0.47	Barbecue Restaurant
Jim Scannell	7313 Gall Blvd	(813) 782-0581	0.49	Fast-Food Restaurant, Chain

HEALTH CARE SERVICES

	Address	Phone #	Distance	Description
Pulse Surgical Assisting Inc	5145 Light Way Unit 203	(813) 833-7484	0.1	General Medical And Surgical Hospitals
Bay Area Medical Clinic, P.a.	37900 Daughtery Rd	(813) 715-4446	0.18	Clinic, Operated By Physicians
Florida Gastroenterology Associates	37908 Daughtery Rd	(813) 780-8620	0.21	General And Family Practice, Physician/Surgeon
University Community Hospital, Inc.	37908 Daughtery Rd	(813) 702-4944	0.21	General Medical And Surgical Hospitals
American Heart Institute	37914 Daughtery Rd	(813) 780-9900	0.21	Cardiologist And Cardio-Vascular Specialist
East Pasco Open Mri & Diagnostics	6900 Gall Blvd	(813) 783-6736	0.31	Radiologist
Rose Radiology Centers, Inc.	6900 Gall Blvd	(813) 783-6736	0.31	Radiologist
Empire Pharmacy & Healthcare Services LI	6834 Gall Blvd Ste 105	(813) 355-4862	0.32	Health And Allied Services, Nec
Vijay M. Desai, Md	6830 Gall Blvd	(813) 783-3118	0.32	General And Family Practice, Physician/Surgeon
Florida Hospital Zephyrhills, Inc.	38005 Arbor Ridge Dr A	(813) 715-9093	0.34	General Medical And Surgical Hospitals

HOSPITALITY

	Address	Phone #	Distance	Description
Quality Inn & Suites Of Zephyr	6815 Gall Blvd	(813) 762-2000	0.32	Hotels And Motels
Ramada	6815 Gall Blvd	(813) 762-2000	0.32	Hotels And Motels
Shree Sai LLC	6815 Gall Blvd	(813) 762-2000	0.32	Hotels And Motels
Microtel Inn & Suites	7839 Gall Blvd	(813) 783-2211	0.92	Hotels And Motels

ORGANIZATIONS - ASSOCIATIONS

	Address	Phone #	Distance	Description
Lovehouse Mission Ministries	37606 Tall Pines Dr	(813) 715-4260	0.58	Pentecostal Church
Florida Conference Of Seventh-Day Adventists	7333 Dairy Rd	(813) 782-2000	0.67	Seventh Day Adventist Church
Christian & Missionary Alliance Church	6251 Fort King Rd	(813) 782-8865	0.69	Miscellaneous Denomination Church

PERSONAL SERVICES

	Address	Phone #	Distance	Description
Retro Flex Fitness Inc	6520 Fort King Rd Ste 7	(813) 782-3539	0.41	Exercise Facilities
Anytime Fitness, LLC	7341 Gall Blvd	(813) 395-5963	0.55	Physical Fitness Facilities
Carle Fitness Centers LLC	7341 Gall Blvd	(813) 395-5963	0.55	Physical Fitness Facilities
Health Management Associates, Inc.	6215 Abbott Station Dr	(813) 783-1237	0.86	Health Club

SHOPPING

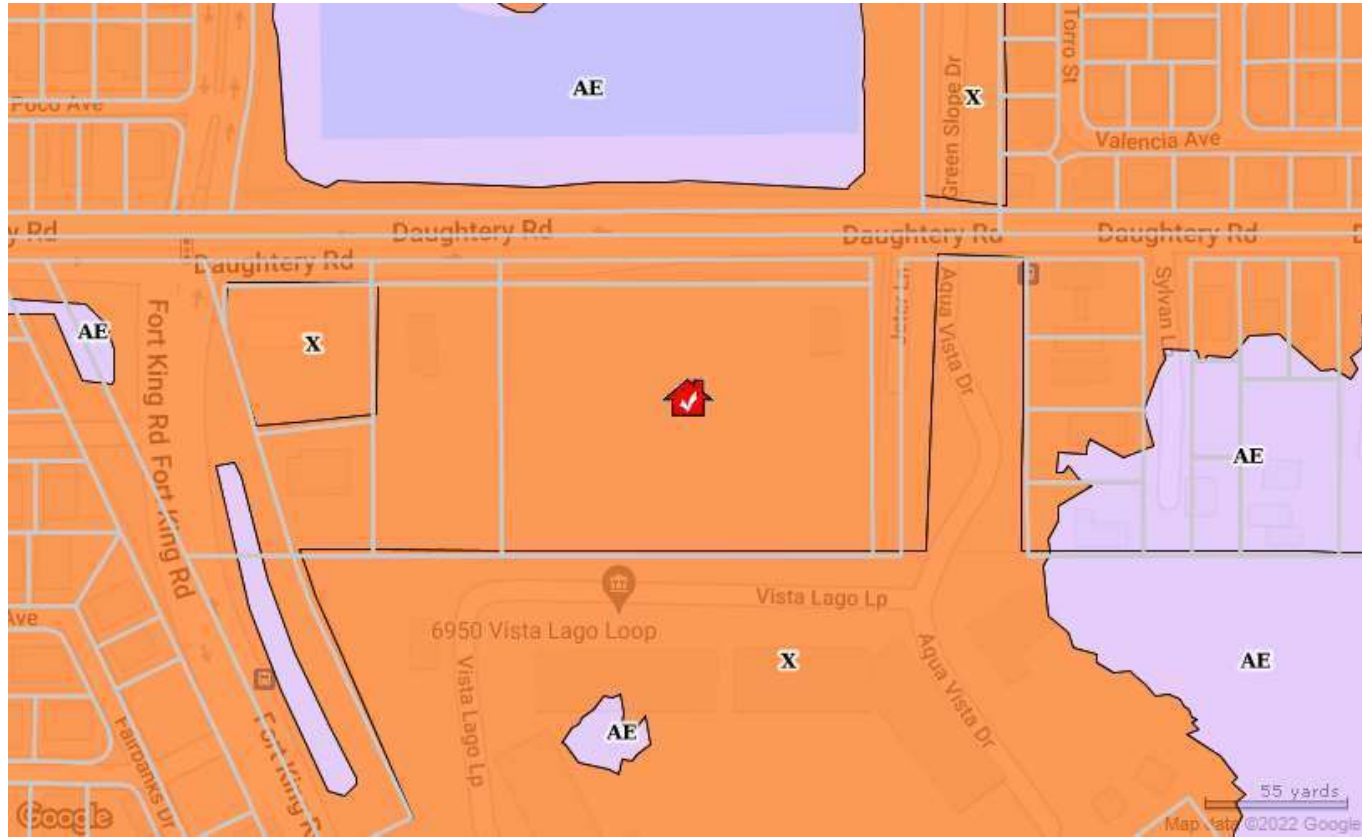
	Address	Phone #	Distance	Description
Terra Restaurant Healthy Fresh Food	6834 Gall Blvd	(813) 355-4862	0.32	Grocery Stores
General Nutrition Corporation	7300 Gall Blvd	(813) 788-3772	0.48	Health And Dietetic Food Stores
Save-A-Lot Food Stores, Ltd.	7320 Gall Blvd	(813) 782-4907	0.48	Grocery Stores
The Tjx Companies Inc	7326 Gall Blvd	(813) 782-2613	0.48	Department Stores, Discount
7-Eleven	6512 Gall Blvd	(813) 355-4532	0.52	Convenience Stores, Chain
Discount Fencing	7339 Gall Blvd Ste 329	(813) 401-0057	0.55	Fencing
Me Too Produce	6326 Fair Lawns Dr	(813) 783-9755	0.63	Fruit And Vegetable Markets
Wawa, Inc.	6450 Gall Blvd	(813) 393-1813	0.64	Convenience Stores
Quick Mart	7086 Fort King Rd	(813) 788-5670	0.66	Convenience Stores
7-Eleven	7600 Gall Blvd	(813) 715-0260	0.71	Convenience Stores, Chain

37644 Daughtery Rd, Zephyrhills, FL 33541-4217, Pasco County

APN: 03-26-21-0010-00300-0010 CLIP: 9746297622

FLOOD MAP

Report Date	03/06/2022	County	Pasco County
Flood Zone Code	X	Community Name	
Flood Zone Panel	120230-12101C0289F	Special Flood Hazard Area (SFHA)	Out
Panel Date	09/26/2014	Within 250 feet of multiple flood zone	No
Flood Code Description	Zone X-An area that is determined to be outside the 100- and 500-year floodplains.		



Flood Zones

- Coastal 100-year Floodway
- Undetermined
- Coastal 100-year Floodplain
- Unknown or Area Not Included
- 100-year Floodway
- 500-year Floodplain incl. levee protected area
- 100-year Floodplain
- Out of Special Flood Hazard Area