

Pinellas Property Market Report

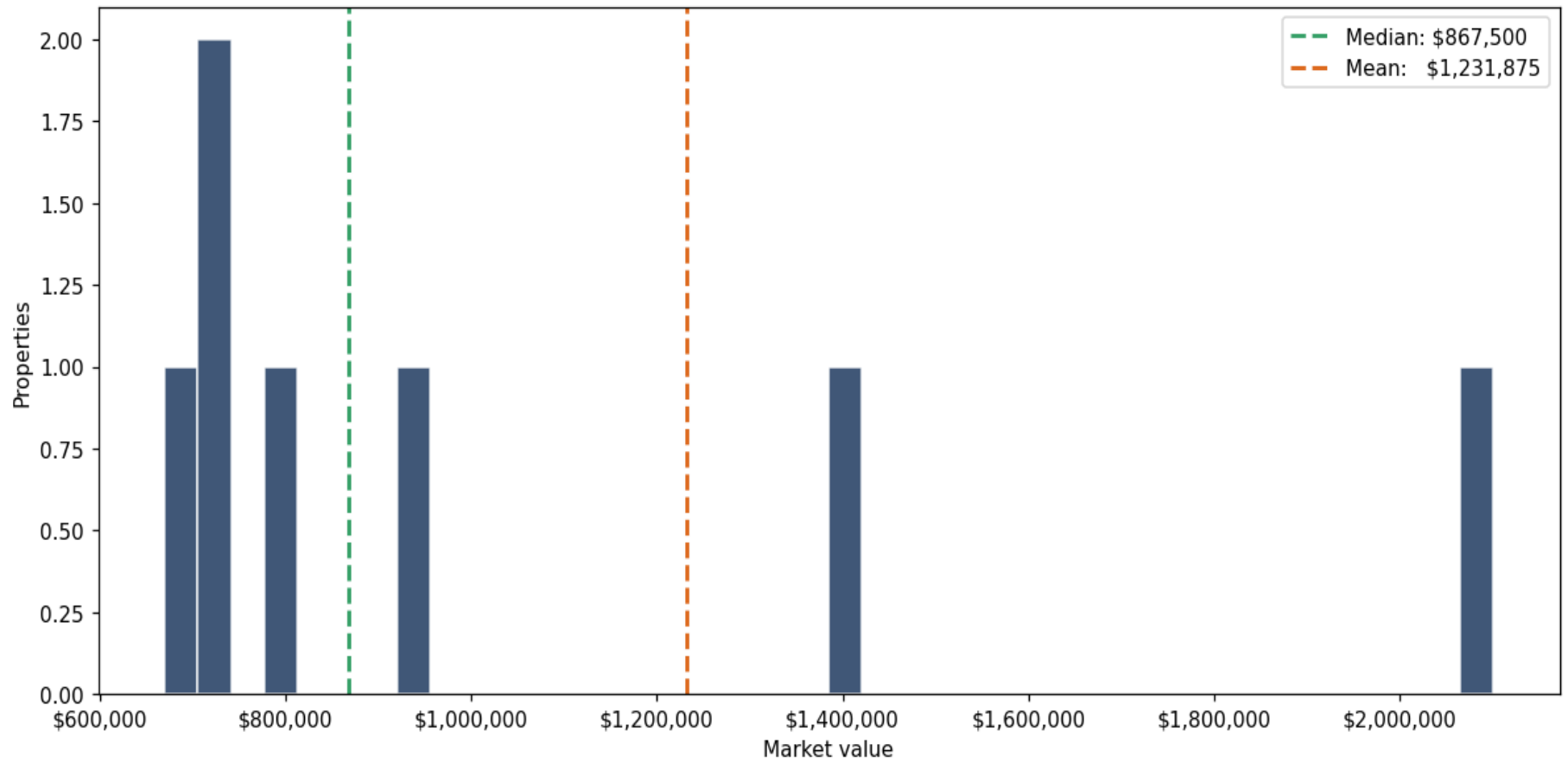
8 matching properties • May 30, 2026

| Filters applied | Headline numbers |
|--|---|
| City: Dunedin | Properties matched: 8 |
| Property type: Hotels and Motels (49 units or less) | Median market value: \$925,000 |
| | Mean market value: \$1,231,875 |
| | Min / Max: \$670,000 / \$2,515,000 |
| | Mean square footage: 8,136 |

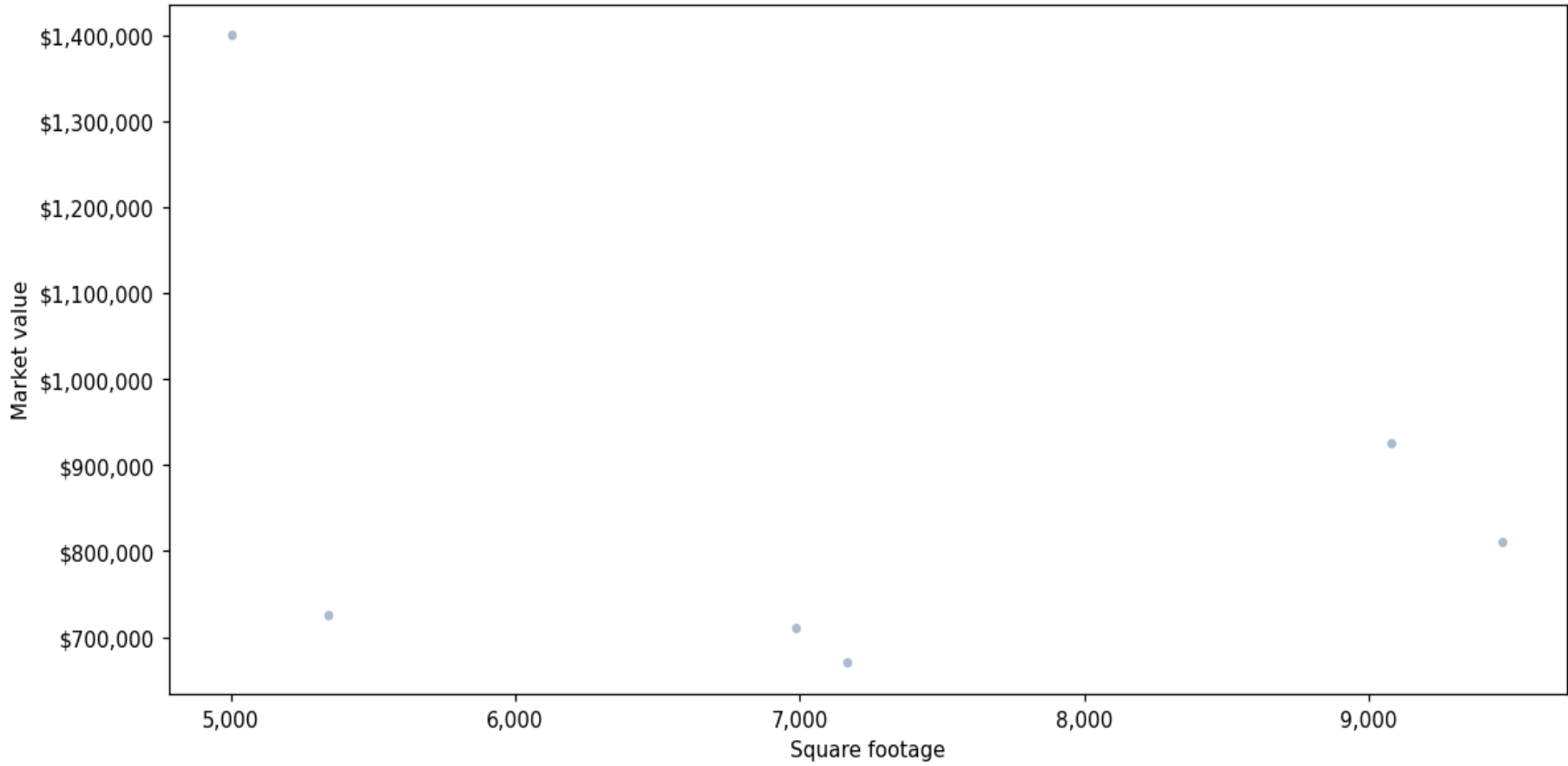
Top 8 properties by market value

| Address | City | Type | Market Value | Sq Ft | Year | Annual Tax |
|--------------------|---------|--------------------------|--------------|--------|------|------------|
| 520 SKINNER BLVD | Dunedin | Hotels and Motels (49 un | \$2,515,000 | 6,256 | 2017 | \$45,324 |
| 418 GRANT ST | Dunedin | Hotels and Motels (49 un | \$2,100,000 | 15,774 | 2024 | \$36,964 |
| 458 VIRGINIA LN | Dunedin | Hotels and Motels (49 un | \$1,400,000 | 5,006 | 1910 | \$25,698 |
| 1220 MAIN ST | Dunedin | Hotels and Motels (49 un | \$925,000 | 9,080 | 1957 | \$16,986 |
| 1035 BROADWAY | Dunedin | Hotels and Motels (49 un | \$810,000 | 9,470 | 1952 | \$15,225 |
| 1064 BROADWAY | Dunedin | Hotels and Motels (49 un | \$725,000 | 5,345 | 1959 | \$13,817 |
| 2920 ALT 19 | Dunedin | Hotels and Motels (49 un | \$710,000 | 6,988 | 2003 | \$13,179 |
| 2090 BAYSHORE BLVD | Dunedin | Hotels and Motels (49 un | \$670,000 | 7,168 | 1958 | \$12,145 |

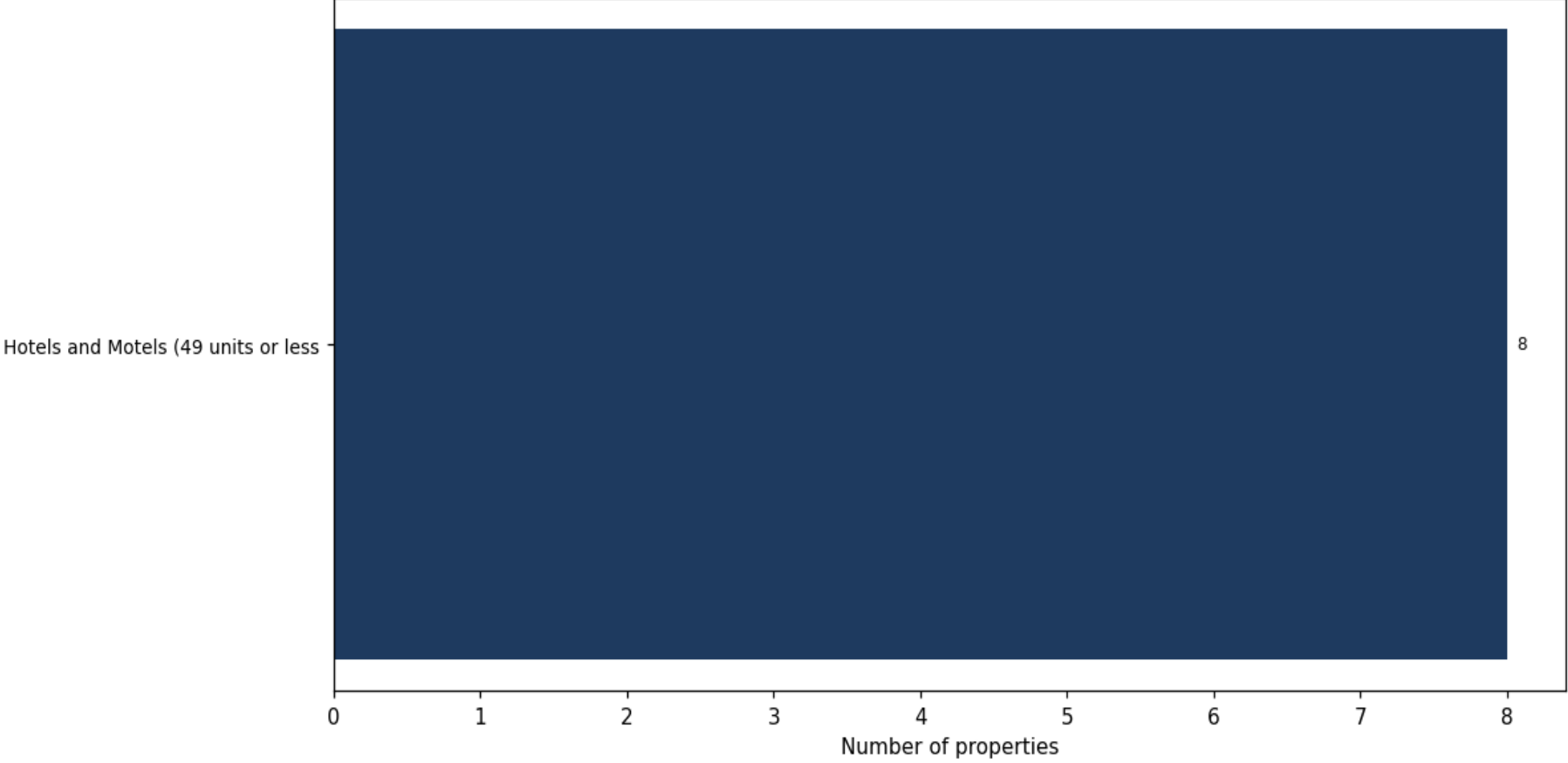
Market value distribution (n=8, top 1% trimmed for readability)



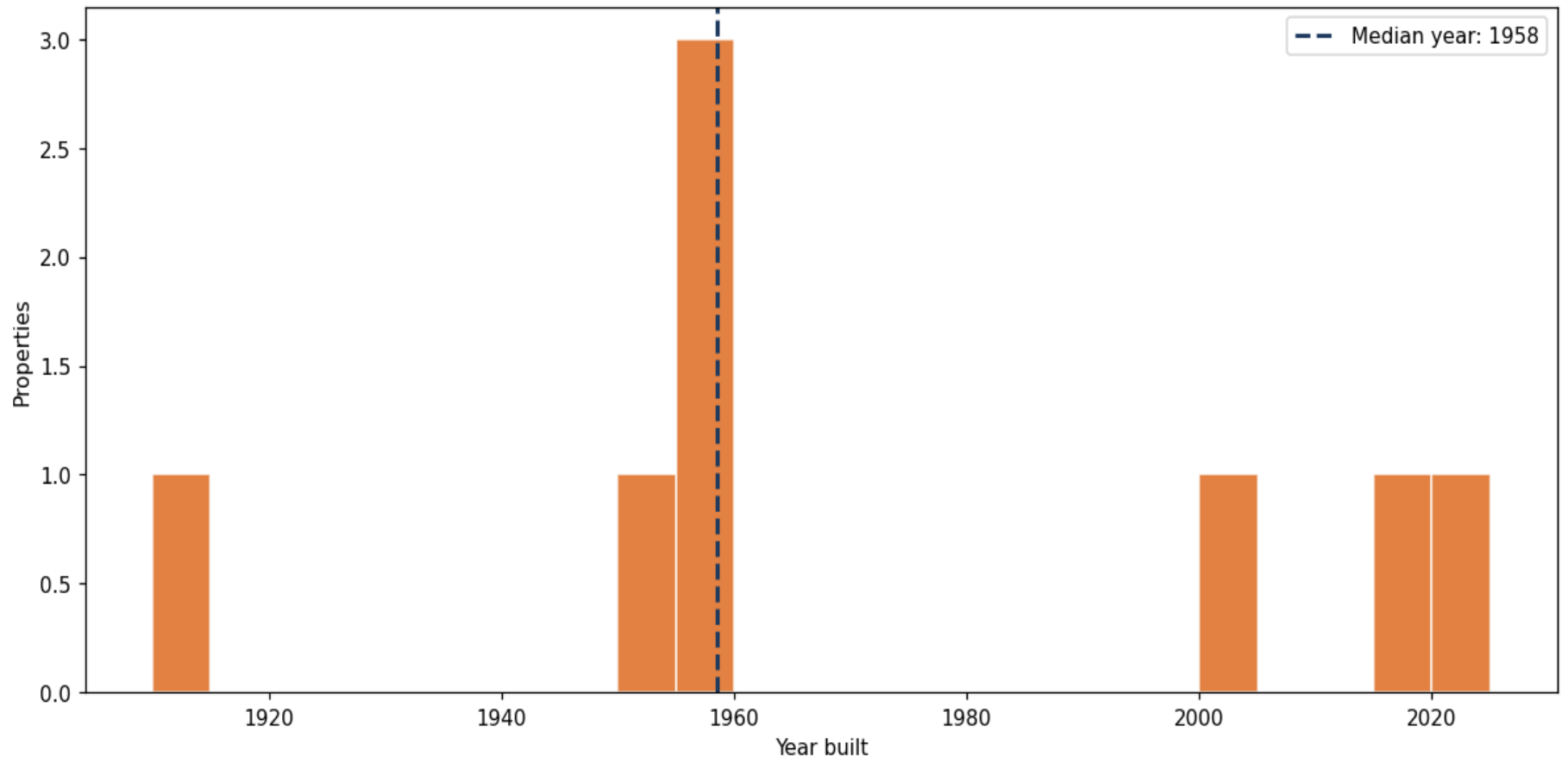
Building size vs. market value (n=6, outliers trimmed)



Top property types by count



Year built distribution (5-year buckets)



Market value vs. assessed value (gap = untaxed appreciation)

