

Pinellas Market Lens

Market insight brief - 24 filtered parcels - June 13, 2026

Filters

City	Madeira Beach
Property type	Vacant Commercial Land w/XFSB

Exact KPIs

Parcels analyzed	24
Median market value	\$870,394
Mean market value	\$1,401,379
Median price per sqft	-
Total market value	\$33,633,095
Median tax rate	1.68%
Avg assessed gap	\$54,340
Avg assessed gap %	4.51%

Analyst Takeaways

- The current slice contains 24 parcels with a median market value of \$870,394.
- The middle 50% of recorded market values spans \$564,584 to \$1,167,442.
- Madeira Beach is the largest city segment in this slice with 24 parcels.
- Vacant Commercial Land w/XFSB is the most common property type represented in the filtered data.
- High-value IQR outliers are exposed as drilldowns so the analysis stays auditable.
- These are exploratory public-record signals, not predictions or investment advice.

Top City Segments

City	Parcels	Median Value
Madeira Beach	24	\$870,394

Top Property Type Segments

Type	Parcels	Median Value
Vacant Commercial Land w/XFSB	24	\$870,394

Auditable Outliers

Signal	Parcel	Metric
Market Value	12850 GULF LN, Madeira Beach	\$12,941,712
Market Value	GULF BLVD, Madeira Beach	\$2,608,357

Signal	Parcel	Metric
Assessed Gap	GULF BLVD, Madeira Beach	34.13%
Assessed Gap	GULF BLVD, Madeira Beach	31.77%
Assessed Gap	150TH AVE, Madeira Beach	9.85%
Assessed Gap	410 150TH AVE, Madeira Beach	9.35%
Assessed Gap	137TH AVENUE CIR, Madeira Beach	8.97%
Tax Rate	420 150TH AVE, Madeira Beach	1.78%
Tax Rate	410 150TH AVE, Madeira Beach	1.78%
Tax Rate	GULF BLVD, Madeira Beach	1.73%
Tax Rate	137TH AVENUE CIR, Madeira Beach	1.72%
Tax Rate	14101 GULF BLVD, Madeira Beach	1.72%

Methodology

- Source: Pinellas County Property Appraiser parcel records loaded into the app database.
- Headline KPIs use exact database aggregates and ordered medians against the filtered queryset.
- EDA charts and segment tables use pandas/numpy transformations over the analysis frame.
- Outliers use IQR or top-metric rankings and link back to parcel drilldowns for auditability.
- No predictive model is used in this version because the public dataset lacks MLS sale prices and reliable beds/baths coverage.