

# Pinellas Market Lens

Market insight brief - 33 filtered parcels - June 13, 2026

## Filters

City	St. Pete Beach
Property type	Vacant Commercial Land w/XFSB

## Exact KPIs

Parcels analyzed	33
Median market value	\$455,770
Mean market value	\$1,923,877
Median price per sqft	-
Total market value	\$63,487,936
Median tax rate	1.65%
Avg assessed gap	\$248,785
Avg assessed gap %	13.77%

## Analyst Takeaways

- The current slice contains 33 parcels with a median market value of \$455,770.
- The middle 50% of recorded market values spans \$292,200 to \$1,313,881.
- St. Pete Beach is the largest city segment in this slice with 33 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
St. Pete Beach	33	\$455,770

## Top Property Type Segments

Type	Parcels	Median Value
Vacant Commercial Land w/XFSB	33	\$455,770

## Auditable Outliers

Signal	Parcel	Metric
Market Value	GULF BLVD, St. Pete Beach	\$20,996,102
Market Value	GULF BLVD, St. Pete Beach	\$9,843,139

Signal	Parcel	Metric
Market Value	5750 GULF BLVD, St. Pete Beach	\$9,830,400
Market Value	7345 BAY ST, St. Pete Beach	\$3,491,274
Market Value	GULF BLVD, St. Pete Beach	\$3,046,092
Assessed Gap	BLIND PASS RD, St. Pete Beach	45.00%
Assessed Gap	75TH AVE, St. Pete Beach	40.04%
Assessed Gap	75TH AVE, St. Pete Beach	36.74%
Assessed Gap	GULF BLVD, St. Pete Beach	36.23%
Assessed Gap	109 58TH AVE, St. Pete Beach	32.96%
Tax Rate	BLIND PASS RD, St. Pete Beach	1.82%
Tax Rate	COREY AVE, St. Pete Beach	1.76%
Tax Rate	COREY AVE, St. Pete Beach	1.76%
Tax Rate	73RD AVE, St. Pete Beach	1.76%
Tax Rate	73RD AVE, St. Pete Beach	1.76%

## 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.