

# Pinellas Market Lens

Market insight brief - 60 filtered parcels - June 13, 2026

## Filters

City	Treasure Island
Property type	Vacant Commercial Land

## Exact KPIs

Parcels analyzed	60
Median market value	\$726,887
Mean market value	\$1,149,928
Median price per sqft	-
Total market value	\$68,995,675
Median tax rate	1.72%
Avg assessed gap	\$74,311
Avg assessed gap %	6.17%

## Analyst Takeaways

- The current slice contains 60 parcels with a median market value of \$726,887.
- The middle 50% of recorded market values spans \$318,444 to \$1,385,060.
- Treasure Island is the largest city segment in this slice with 60 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
Treasure Island	60	\$726,887

## Top Property Type Segments

Type	Parcels	Median Value
Vacant Commercial Land w/XFSB	35	\$800,000
Vacant Commercial Land	25	\$354,280

## Auditable Outliers

Signal	Parcel	Metric
Market Value	12765 SUNSHINE LN, Treasure Island	\$6,656,932

Signal	Parcel	Metric
Market Value	11800 GULF BLVD, Treasure Island	\$5,600,000
Market Value	115 107TH AVE, Treasure Island	\$5,074,000
Market Value	9700 GULF BLVD, Treasure Island	\$4,768,022
Market Value	GULF BLVD, Treasure Island	\$3,627,800
Assessed Gap	116TH AVE, Treasure Island	86.70%
Assessed Gap	12501 GULF BLVD, Treasure Island	46.71%
Assessed Gap	10245 GULF BLVD, Treasure Island	31.95%
Assessed Gap	108TH AVE, Treasure Island	27.13%
Assessed Gap	9700 GULF BLVD, Treasure Island	27.05%
Tax Rate	107TH AVE, Treasure Island	3.07%
Tax Rate	12200 GULF BLVD, Treasure Island	2.48%
Tax Rate	GULF BLVD, Treasure Island	1.83%
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## 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.