Parcel Map



Parcel Summary (as of 20-Nov-2024)

Parcel Number

09-30-16-70992-100-1203

Owner Name CENTRAL PROPERTIES INC TRE 49TH ST TRUST

Property Use 4120 Light Manufacturing

Site Address 12925 49TH ST N PINELLAS PARK, FL 33762

Mailing Address 8405 N EDISON AVE TAMPA, FL 33604-1210

Legal Description

PINELLAS GROVES NE 1/4, SEC 9-30-16 S 220FT OF N 440FT OF LOT 12 LESS RD AND W 165FT OF S 220FT OF N 440FT OF LOT 13

Current Tax District PINELLAS PARK (PP)

Year Built 1959 | 1972 | 1990

Heated SF	Gross SF	Living Units	Buildings
48,156	50,150	0	3

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			Exemptions
Year	Homestead	Use %	Status
2026	No	0%	
2025	No	0%	
2024	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

	Miscellaneous Parcel Info						
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22832/2009	Find Comps	245.12	<u>C</u>	Current FEMA Maps	Check for EC	Zoning Map	1/55

	2024 Final Values					
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value	
2024	\$2,100,000	\$1,663,750	\$1,663,750	\$2,100,000	\$1,663,750	

	Value History (yellow indicates corrected value)						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value	
2023	N	\$1,762,000	\$1,512,500	\$1,512,500	\$1,762,000	\$1,512,500	
2022	N	\$1,650,000	\$1,375,000	\$1,375,000	\$1,650,000	\$1,375,000	
2021	N	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000	\$1,250,000	
2020	N	\$1,230,000	\$1,230,000	\$1,230,000	\$1,230,000	\$1,230,000	
2019	N	\$1,144,000	\$1,144,000	\$1,144,000	\$1,144,000	\$1,144,000	

2024 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	18.7131	(PP)

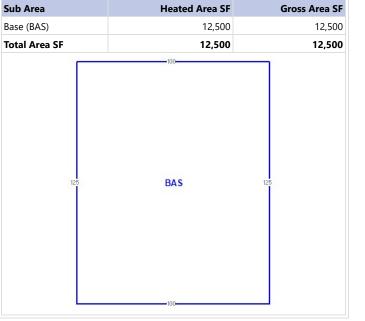
Sales History						
Sale Date	Price	Qualified / Unqualified	Grantor		Grantee	Book / Page
14-Jun-2024	\$2,300,000	Q	I	FAT LION REAL ESTATE LLC	CENTRAL PROPERTIES INC TRE	22832/2009
31-Mar-2015	\$1,500,000	Q	ı	BAUCOM, KEITH B LIVING TRUST	FAT LION REAL ESTATE LLC	18738/2338
22-Jun-2007	\$100	<u>U</u>	I	BAUCOM KEITH B	BAUCOM, KEITH B LIVING TRUST	15855/0906
31-Jan-1984	\$465,000	<u>M</u>				05678/0448
30-Nov-1982	\$124,170	<u>U</u>				05424/1116

2024 Land Information							
Land Area: ≅ 97,435 sf ≅ 2.23 acres		Frontage and/or View: None				Seawall: No	
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value	
Light Manufacture	0x0	\$14	60,000	SF	1.0000	\$840,000	
Light Manufacture	0x0	\$13	35,514	SF	1.0000	\$461,682	

	2024 Dallalli	g 1 Structural Elements and Sub Area Information
Structural Eleme	nts	Sub Area
Foundation	Spread/Mono Footing	Base (BAS)
Floor System	Slab On Grade	Loading Platform(with canopy) (LPW)
Exterior Walls	Concrete Block	Total Area SF
Unit Stories	1	98—
Roof Frame	Gable Or Hip	
Living Units	0	
Roof Cover	Corrugated Metal	
Year Built	1959	
Building Type	Warehouses	
Quality	Average	
Floor Finish	Earth	250 BAS
Interior Finish	None	
Cooling	None	
Fixtures	10	
Effective Age	36	
Other	.05	

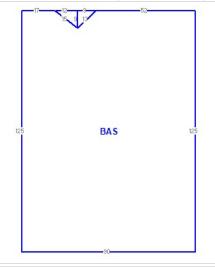
Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	24,500	24,500
Loading Platform(with canopy) (LPW)	0	1,900
Total Area SF	24,500	26,400
250 BAS	190 190	

Structural Eleme	ents	Sub Area	Heate
Foundation	Spread/Mono Footing	Base (BAS)	
Floor System	Slab On Grade	Total Area SF	
Exterior Walls	Prefinished Metal		100-
Unit Stories	1		
Roof Frame	Steel Truss & Purlins		
Living Units	0		
Roof Cover	Corrugated Metal		
Year Built	1972		
Building Type	Pre-Engineered Metal		
Quality	Average	125	BAS
Floor Finish	Concrete Finish		
Interior Finish	None		
Cooling	None		
Fixtures	0		
Effective Age	36		
Other	.1		100



2024 Building 3		
ts		
Spread/Mono Footing		
Slab On Grade		
Prefinished Metal		
1		
Steel Truss & Purlins		
0		
Corrugated Metal		
1990		
Pre-Engineered Metal		
Average		
Concrete Finish		
None		
None		
2		
27		

Structural Elements and Sub Area Information						
Sub Area	Heated Area SF	Gross Area SF				
Base (BAS)	11,156	11,156				
Loading Platform(with canopy) (LPW)	0	40				
Open Porch Unfinished (OPU)	0	54				
Total Area SF	11,156	11,250				



2024 Extra Features							
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year		
CONC PAVE	\$12.00	3,300.0	\$39,600	\$39,600	0		
FENCE	\$16.00	578.0	\$9,248	\$3,699	1972		

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value \$200,000	
CBLDC-0824-00181	CONC PAVE/DRIVEWAY	09/10/2024		
PER-H-CB16-00680	DEMOLITION	01/28/2016	\$57,000	
PER-H-CB207984	ROOF	12/16/1999	\$4,500	