

Parcel Summary (as of 20-Nov-2024)				Parcel Map
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 48,156	Gross SF 50,150	Living Units 0	Buildings 3	

Exemptions				
Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2025	No	0%		
2024	No	0%		

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	C	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			
<p>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.</p>	Tax Bill	2024 Millage Rate	Tax District
	View 2024 Tax Bill	18.7131	(PP)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	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	I	BAUCOM, KEITH B LIVING TRUST	FAT LION REAL ESTATE LLC	18738/2338
22-Jun-2007	\$100	U	I	BAUCOM KEITH B	BAUCOM, KEITH B LIVING TRUST	15855/0906
31-Jan-1984	\$465,000	M				05678/0448
30-Nov-1982	\$124,170	U				05424/1116

2024 Land Information

Land Area: \cong 97,435 sf \cong 2.23 acres	Frontage and/or View: None	Seawall: No
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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 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Spread/Mono Footing	Base (BAS)	24,500	24,500
Floor System	Slab On Grade	Loading Platform(with canopy) (LPW)	0	1,900
Exterior Walls	Concrete Block	Total Area SF	24,500	26,400
Unit Stories	1			
Roof Frame	Gable Or Hip			
Living Units	0			
Roof Cover	Corrugated Metal			
Year Built	1959			
Building Type	Warehouses			
Quality	Average			
Floor Finish	Earth			
Interior Finish	None			
Cooling	None			
Fixtures	10			
Effective Age	36			
Other	.05			

2024 Building 2 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Spread/Mono Footing	Base (BAS)	12,500	12,500
Floor System	Slab On Grade	Total Area SF	12,500	12,500
Exterior Walls	Prefinished Metal			
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			
Floor Finish	Concrete Finish			
Interior Finish	None			
Cooling	None			
Fixtures	0			
Effective Age	36			
Other	.1			

2024 Building 3 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Spread/Mono Footing	Base (BAS)	11,156	11,156
Floor System	Slab On Grade	Loading Platform(with canopy) (LPW)	0	40
Exterior Walls	Prefinished Metal	Open Porch Unfinished (OPU)	0	54
Unit Stories	1	Total Area SF	11,156	11,250
Roof Frame	Steel Truss & Purlins			
Living Units	0			
Roof Cover	Corrugated Metal			
Year Built	1990			
Building Type	Pre-Engineered Metal			
Quality	Average			
Floor Finish	Concrete Finish			
Interior Finish	None			
Cooling	None			
Fixtures	2			
Effective Age	27			

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