



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

SEA HORSE PARK HMOWNS ASSN INC
8424 BAY PINES BLVD
ST PETERSBURG, FL 33709-4006

Parcel No: 01-31-15-79367-000-0001
Situs: **BAY PIINES BLVD**

Printed: May 2, 2025

Windstorm Loss Mitigation (WLM)

Section 553.844, Florida Statutes: "Windstorm loss mitigation; requirements for roofs and opening protection," requires the use of "Just Value" from the Property Appraiser's office for Ad Valorem tax purposes.

Federal Emergency Management (FEMA) "50% Rule"

FEMA Substantial Improvement/Damage determinations require the use of "Just Value", developed by the Property Appraiser's office for Ad Valorem taxation purposes, be adjusted to approximate market value. This is accomplished in our office by dividing the Just Value of the structure by 0.85.

The preceding value allocation to the structure **would allow repairs/improvements not to exceed (see values listed below) based on the "49% Rule"**. Note: the unincorporated county and some jurisdictions utilize a 49% rather than a 50% threshold to increase their National Flood Insurance Program (NFIP) discount for their residents.

	Structure Value	Repairs/improvements not to exceed the following values based on the "49% Rule"
Building 1 (Year Built 1965)	\$194,286	\$95,200
Building 2 (Year Built 1965)	\$38,506	\$18,868
TOTAL	\$232,792	\$114,068

If you disagree with the Property Appraiser's valuation of the structure, you may engage an independent state-certified real estate appraiser to appraise the depreciated value of the structure (building). This type of appraisal is referred to as an Actual Cash Value (aka FEMA "50% Rule") appraisal. The Building Official and/or Floodplain Manager within the property's jurisdiction will review the appraisal and if approved, the depreciated value of the structure (building) may be used in lieu of the Pinellas County Property Appraiser's value estimate.

Private appraisers should familiarize themselves with the jurisdiction's appraisal review checklist and have experience or gain competency in performing these specialized appraisal assignments. A copy of Pinellas County's Appraisal Review Checklist is available at: <https://pinellas.gov/appraisals>. Other jurisdictions (Cities) may have their own review checklist.

Please visit <https://pinellas.gov/substantial-damage-substantial-improvement> for more information and FAQ's regarding the FEMA "50% (or 49%) Rule".

Value Use Limitations

The above values are effective for the 2024 Final Property Tax Roll as of the date of this letter and does not include the value of any improvements completed after January 1st of 2024. This information is provided solely for the purposes stated above. It is invalid for any other purpose.

SEA HORSE MOBILE HOME
PARK CONDO
(COMMON ELEMENTS) STREETS,
COMMON AREAS, WATER LOTS
BAY PIINES BLVD, ST PETERSBURG 33709-

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ST PETERSBURG, FL 33709-4006

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BY asiragusa

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BUILDING CHARACTERISTICS			
QUALITY	Average		
CATEGORY	TYPE	%	PTS
FOUNDATIO	2CONTINUOUS	100	4.00
FLOOR	1SLAB ON	100	6.00
EXTERIOR	7CONCRETE	100	27.0
ROOF	0FLAT	100	12.0
ROOF	3COMPOSITION	100	3.00
CAB &	3AVERAGE	100	3.00
FLOOR	7VINYL	100	4.00
STRUCTURA	0 NONE	100	0.00
INTERIOR	7DRY WALL	100	9.00
PAINT &	3AVERAGE	100	3.00
HTG &	7HEAT &	100	14.0
BATH TILE	0NONE	100	0.00
ELECTRICA	3AVERAGE	100	8.00

CATEGORY	UNITS
Wall Height	0.00
PARTY WALL	0.00
FIXTURES	4.00
STORIES	1.00
LIVING UNITS	0.00

TOTAL LIVING UNITS	0
DEPRECIATION ADJ	ADJ
EXTERNAL OBSOLESCENCE	0.0000
EXTERNAL OBSOLESCENCE	0.0000
STORM DAMAGE	0.0000

TYPE	QU	HX/NHX
24	02	0.00%
RCND	YB	EA
194286	1965	30

SAR	AREA	% B	EFF. AREA
BAS	2,324	100	2,324

2,324		2,324	
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TAXING DISTRICT	LET	JUST VALUE/SF	0.00
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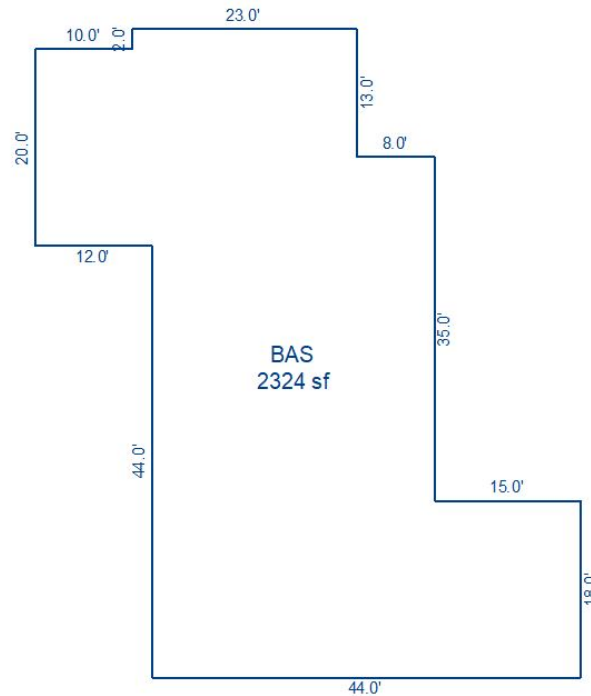
L	EXTRA	DESCRIPTION	BD	HX/NHX	LEN	WID	UNITS	UNIT VALUE	ADJ UNIT VALUE	BLT YEAR	EFF AGE	BLT	% GOOD	XF VALUE	NOTES
1	7202	TIKI		0.0	0	0	1.00	20,000.00	20,000.00	2000	25	2025	100	20,000	POOL CLOTHES LINE BY POOL BY OFFICE
2	0101	PATIO/DECK		0.0	0	0	1,400.00	14.00	14.00	1965	30	2025	40	7,840	
3	0101	PATIO/DECK		0.0	0	0	570.00	14.00	14.00	1965	30	2025	40	3,192	
4	0203	POOL		0.0	0	0	1.00	70,000.00	70,000.00	1965	30	2025	40	28,000	
5	1501	SHUFBDCT		0.0	0	0	4.00	4,000.00	4,000.00	1965	30	2025	100	16,000	

L	L	USE	LAND USE	HX/NHX	R	FRONT	DEPTH	FF	FRNT FT	UNITS	UT	D	DEPTH	SIZE	INFLUENCE	UNIT	ADJ UNIT	LAND	OTHER ADJ
T	N	CODE	DSCR		D			T	FACTOR		TP	T	FACT	FACT	DESCRIPTION	VALUE	VALUE	VALUE	AND NOTES
C	1	09	Resident	0.0		0.00	0.00		100.00	1.00	LT		1.00	1.00		82,000.0	82,000.0	82,000	24 UT LV

NOTES																	APPRAISAL DATES		
																	REVIEW DATE	02/20/2025	
																	FIELD NUMBER	242	
																	REVIEW TYPE	General	

0976 Manufactured Home Condo, with

** VALUE SUBJECT TO CHANGE **



BUILDING: 1

L	OFFICIAL	OFFICIAL	DATE OF	INSTR	Q	V	REASON	SALES	M	SELLER	BUYER	SALES NOTE
N	BOOK	PAGE	SALE		U	I		PRICE				
1	06241	2047							N			FROM THE NAL

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