

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

PARK CONDO (COMMON ELEMENTS) STREETS, COMMON AREAS, WATER LOTS

BAY PIINES BLVD, ST PETERSBURG 33709-

SEA HORSE PARK HMOWNS ASSN 8424 BAY PINES BLVD

ST PETERSBURG, FL 33709-4006

2025 01-31-15-79367-000-0001

PRINTED 05/02/2025 BY asiragusa

Page 1 of 2

Map Id: 4202.0 1.00 1.00 1.00 Joseph Gilbert 4-3912

BUILDING CHARACTERISTICS QUALITY Average CATEGORY TYPE % PTS FOUNDATIO 2CONTINUOUS 100 4.00 FLOOR 1SLAB ON 100 6.00	
CATEGORY TYPE % PTS FOUNDATIO 2CONTINUOUS 100 4.00	
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CAB & 3AVERAGE 100 3.00 5	TAXABLE VALUE 0
FLOOR 7VINYL 100 4.00	
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INTERIOR 7DRY WALL 100 9.00	% HX 0.00
PAINT & SAVERAGE 100 3.00	
HTG & 7HEAT & 100 14.0	TOT EXEMPTIONS VALUE
BATH TILE ONONE 100 0.00	PERMIT TP ST. EST VAL ISSUE DATE
ELECTRICA SAVERAGE 100 8.00	EBP-24-01334 86 V 5,900 01/26/24
CATEGORY UNITS	EBP-24-01336 86 V 6,500 01/26/24
Wall Height 0.00	EBP-24-01335 86 V 5,700 01/26/24
PARTY WALL 0.00 2324 sf	EBP-24-01337 86 V 7,800 01/26/24
FIXTURES 4.00	EBP-23-13380 86 V 5700 08/07/23
STORIES 1.00	EBP-23-13379 86 V 6400 08/07/23
LIVING UNITS 0.00	EBP-23-11063 86 V 6800 06/29/23
TOTAL LIVING UNITS 0	EBP-23-11060 86 V 5900 06/29/23
DEPRECIATION ADJ ADJ	EBP-23-11065 86 V 5900 06/29/23
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EXTERNAL OBSOLESCENCE 0.0000	CLUB HOUSE
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SEA HORSE MOBILE HOME PARK CONDO

(COMMON ELEMENTS) STREETS,

COMMON AREAS, WATER LOTS

SEA HORSE PARK HMOWNS ASSN

8424 BAY PINES BLVD

ST PETERSBURG, FL 33709-4006

2025

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Page 2 of 2 PRINTED 05/02/2025

BY asiragusa

Map Td:

4202.0 1.00 1.00 1.00 Joseph Gilbert 4-3912

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