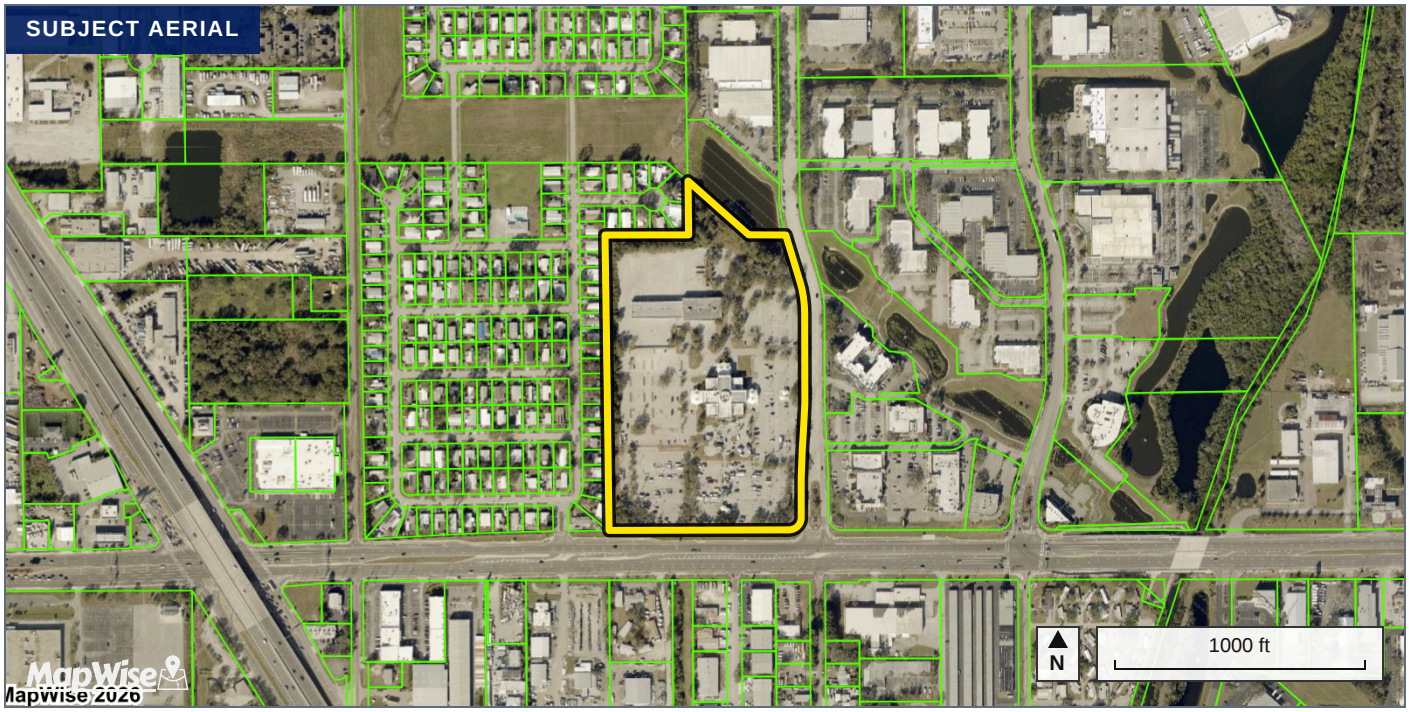
PROPERTY REPORT

13600 ICOT BLVD

LARGO, FL 33760 · PINELLAS County · **21.22 acres (GIS)**



Subject parcel outlined

Aerial imagery © MapWise 2026

OWNER & PROPERTY INFORMATION

PINELLAS County Property Appraiser · as of 2026-10-19

OWNER	**PINELLAS, COUNTY OF**		
SITE ADDRESS	**13600 ICOT BLVD** **LARGO 33760**	MAILING ADDRESS	**509 EAST AVE S** **CLEARWATER, FL 33756-5338** **CLEARWATER, FL 33756**
COUNTY	**PINELLAS**	ACRES	**21.22** GIS-computed
LAND USE	**1832 · 1832 General Office Bldg - multi-story/campus** FDOR 18 · Multi-Story Office		
PARCEL ID	**163004775150002200** PIN2 043016775150002200		
SUBDIVISION	**RUBIN ICOT CENTER**		

Data is compiled from county and public sources and provided without warranty. Verify with the county property appraiser before relying on it.

RECENT SALES

PINELLAS County Property Appraiser · as of 2026-10-19

SALE DATE	PRICE	QUALIFICATION	VACANT / IMPROVED	GRANTOR	BOOK / PAGE
2023-11-28	**$33,281,000**	Unqualified County code U	Improved	CD ICOT PROPERTIES LLC	**22639 / 2394**
2015-07-30	**$10,750,000**	Unqualified County code U	Improved	QUINLAN MOTORS INC	**18871 / 1079**
2002-02-04	**$6,545,100**	Unqualified County code U	Improved	WELLS FARGO BANK NORTHWEST NA	**11819 / 2651**

Price shown is recorded consideration. Qualification is the county's own qualified / unqualified code. Vacant / Improved is the county's record of the parcel at the time of each sale.

BUILDING SUMMARY

PINELLAS County Property Appraiser · as of 2026-10-19

ACTUAL YEAR BUILT	**1997**
LIVING AREA	**67,641 sqft**
TOTAL AREA	**67,641 sqft**
ADJUSTED AREA	**72,209 sqft**
STORIES	**2**
# BUILDINGS	**2**

PROPERTY VALUES

PINELLAS County Property Appraiser · as of 2026-10-19

LAND	**$11,789,376**
BUILDING	**$0**
MISC	**$401,193**
JUST / MARKET	**$12,190,569**
ASSESSED	**$12,190,569**
TAXABLE	**$0**

LEGAL DESCRIPTION

PINELLAS County Property Appraiser · as of 2026-10-19

RUBIN ICOT CENTER LOTS 22, 23 & 24 & THAT PART OF LOT 21 DESC BEG SW COR OF SD LOT 21 TH N

SOILS

NRCS gSSURGO (October 2025)

SYMBOL	MAP UNIT NAME	COMPONENT	HYDRIC CLASS	HYD. GROUP	ACRES (GIS)	% OF PARCEL
17	Myakka soils and Urban land	Myakka (50%)	Non-Hydric	A/D	**21.22**	**100.00%**
Estimated hydric soils (share of the parcel, by component)					**0.00**	**0.00%**
Total mapped · parcel 21.22 ac (GIS)					**21.22**	**100.00%**

Soil survey map units are mapped at 1:12,000–1:24,000 (smallest delineations 1.5–10 ac) and include small areas of other soils. Hydric soil is one of three wetland criteria (with wetland vegetation and hydrology); a hydric share is not a wetland determination.

LAND COVER (INCLUDES WETLANDS)

Statewide Land Use Land Cover (2020–2023) · SWFWMD 2023

CODE	DESCRIPTION	ACRES (GIS)	% OF PARCEL
1400	Commercial and Services	**20.21**	**95.21%**
1300	Residential, High Density (6 or More Dwelling Units per Acre)	**0.89**	**4.19%**
5300	Reservoirs WATER	**0.12**	**0.56%**

CODE	DESCRIPTION	ACRES (GIS)	% OF PARCEL
8300	Utilities	**0.01**	**0.04%**
Wetlands (6000 classes)		**None mapped**	**—**
Water (5000 classes)		**0.12**	**0.56%**
Total mapped · parcel 21.22 ac (GIS)		**21.22**	**100.00%**

Mapped at 1:12,000; minimum mapping unit 0.5 ac wetlands; 2–5 ac uplands, by district. Photo-interpreted land cover. Not a wetland delineation under Chapter 62-340, F.A.C., or a jurisdictional determination.