

2025 COMMERCIAL LAND STUDY

Hwy 80/Sandhill Com 2.09 SQFT

Keep lots at \$2.09 per sqft.

Add size adjustment from 6ac to 9ac .90

10ac and up at .70 size adjustment

See sales 302-102 (2023) and 302-105(2022)

302-11(11.21ac)(2022)

302K Edwards Commercial Park

Leave lots to 2.09 a SQFT

Add 302-153A, 302-152, and 302-106 to the park lots (2023)

See Sale 302K-8 and 302K-9 (2022)

Hwy 80 Middle

Keep land at 2.36 a sqft.

Change lot 302-21A to ppsF(2024)

See sale 302-21A (sale 2023) \$1,300,000

Hwy 80 South

Keep lots at \$3.82 sqft

See sale 378-11(2024)

HWY OLD RIVER AND HWY 16 COM \$7.42

Keep at \$7.42 as sqft

2022 sale info

(330-46 CHANGE TO \$7.42 A SQFT. Add a .50 size adjustment for parcels over 10ac

Change lots 330-47, 329-41B, 305-3, 331-21A,

Lot 330-47 place 4.90ac on at industrial wetland for soil type(W9)

Remaining 6.41 ac on at \$7.42 a sqft with size adjustment

Lot 329-41B place 7.69 ac on industrial wetland for soil type (W9)

Remaining 27.81 ac on at \$7.42 a sqft with a size adjustment)

SEE SALE 330-46(2024)

HWY 30/17/SOUTH Noel C Conaway \$3.90

Keep at \$3.90 sqft

CHANGE COMMERCIAL FACTOR TO A .90(2024)

CHANGE LOTS 436-24A, 436-22, 436-45(2024)

SEE SALE 436-22(2024)

Hwy 17&30/South (Bluejay)

Keep land at \$3.90 sqft

See sale 326-17C 4.67 ac. .70 size adjustments for lots over 3 ac. (2024)

Ebenezer Commercial Middle

Change land to \$5.85 sqft

See sale 446-31(2024)

Clyo Commercial land

Keep lots to \$30,200 per ac

403-4 (2.48 ac) \$75,000 sale=\$30,241 per ac (2024)

See sale 403-4(2024)

GUYTON

Guyton City at 3.24 Sqft

CHANGE 295-17 to commercial schedule. Place on 3.24 a sqft. (leave the .50 commercial factor on lots)
See sale 295-17

Guyton Hwy 17

Keep land the same at \$3.24 Sqft

Hwy 17/midway(Guyton) 3.24

No change on land value.

Hwy 17/Middle

Keep land the same at \$3.24 Sqft

Springfield

S100,S101,S102, S107 on Laural ST

Change lots to \$1,450 a FF

See Sale S101-8

S100,S101,S102, S107 off Laural ST

Change lots to \$1,200 a FF

See Sale S107-29B(2023)

Multi lot sale then combined to make one lot in same year.

S107 OFF LAURAL ST LOTS OVRE .90AC

CHANGE LOTS TO \$6.37 sqft no factor (ALL LOTS OVER .90AC)

S107-7A, S107-8, S107-8A, S107-48, S107-29

See Sale S107-80 and S109-21B

SEE SALE S107-8A(2024)

S107 OFF LAURAL ST LOTS UNDER.50AC (PPFF)

Change to 1,200 per front foot.

See sale

S107 LAURAL ST LOTS UNDER.50AC (PPFF)

Change to \$1450 a FF with a 1.10 neighborhood factor

See sale S101-8

S107 ON LAURAL ST (6.37 SQFT)

Change lots to 6.81 a sqft. Add a 1.10 neighborhood factor for sale and location

See sales S107-80 and S109-21B

S108,S109,S110,S111 ON LAURAL ST (6.37 SQFT)

Change lots to 6.81 a sqft.

See sales S107-80 and S109-21B

S103/S104 SPRINGFIELD ON HWY

Change land to 3.47 a sqft on hwy

See sale S104-57A

Change land to 3.27 sqft on hwy (2024)

See sales S104-57 and S104-59(202)

(Change land to 2.28 sqft on hwy.

See sales S103-1, S103-1D, and S104-57A(2021))

S110-on Hwy 21 and McCall/Springfield

Change land to \$2.48 sqft add .50 size adjustment for lots over 4 ac

See sales S103-1, S103-1D, and S104-57A

Add .50 size adj for lots over 4 ac(2021)

See sale S110-18E

S115& 389B-SPRINGFIELD ON HWY 21 \$12.34 sqft

Change lots on Hwy21 to \$14.19 sqft (12.34X1.15)

Add a 1.15 neighborhood

Remove factor on lots

See sale 115-17 and 389B-18

S115-SPRINGFIELD OFF HWY 21 \$10.39 sqft

Change lots to 10.39 sqft

See sale S115-2B(2023 sale)

S131& 410 on Hwy 21 7.77 sqft

(12.34X.65=7.77 SQFT)

Change maps to 12.34 with a .63 neighborhood factor to bring to 7.77 SQFT

Change maps S131-9A, 7A,7B,7C

See sales S131-9A

S131& 410 off Hwy 21 5.20 sqft

(12.34x.50)

Change map to 10.39 sqft with a .50 neighborhood factor to bring to 5.20 sqft

Change S131-58,58B,9, 7D

Change 410-23

S133/429A on Hwy 21

Commercial lots on at \$102,500 per ac.

SPRINGFIELD LARGE AC (\$144,700)

Large AC is 4 ac and larger (MAPS S115 AND S131)

Change Lots S115-26 and S131-2

Rincon

Base price per square foot change

Leave base at 22.75 sqft with a 1.50 factor in main hub.

Add additional 1.20 factor to hub for sale

See sale R257-51 sale price \$2,000,000

Main hub parcels: R212-13,14,17C,17C01,18B,18A,19,
R257-51,52,41,26,50,49,48A,47,46A

R200 & R201

New base sqft supports the sales using existing location factor of a .26.

New base value is $22.75 \times .26 = \$5.92$ sqft

See sale R200-22A SALE \$360,000 1.40AC

R206-R207, R209

No change in area for 2025

R212-on FT Howard and Hwy 21

Change parcels to main with no location factors

Change R212-10 and R212-4A01

See sales R212-4A01

Off main road

In line with schedule change. Location factor of a .43 with a .50 commercial factor

Factors are the same as 2022.

See sales R212-6 and R212-8G(2022)

R217

Add .34 factor to area $22.75 \times .35 = 7.74$ sqft

Change R217-20,21,22,23, and R217-12

See sale R217-22 Sale \$370,000

R218

Add .28 factor to area $22.75 \times .28 = \$6.37$ sqft

Remove the .70 commercial on lots

Change R218-1,2,3,4,5,6,7,9,10,11

See sale R218-2 sale \$250,000

R270

Add .28 factor to area 22.75x.28=\$6.37 per sqft

See sale R270-8 (parcels as major covenant and restrictions)

R278 Dasher Creek Development

Add a .55 land factor to lots 4 & 5 for topo. Both are larger and have a drainage pond.

See sale R278-4(2023)

(Place lots on at 14.62 Sqft (16.85X.86)

Change lots 1-4 See sale R278-3)

R212-Main Commercial area

Leave main area on Hwy 21 to 22.75 with a 1.50 factor on land

With a 1.20 factor for sale R257-51

Off Hwy 21 no land factor placed.

R257-North Ridge

Main area on Hwy \$22.75 with a .96 location

Off Hwy .46

Location factors did not change

R257/R236/R237-Ft Howard Commercial

Add to main area with a .23 neighborhood factor.

See R236-18,R236-18A and R237-2

R257 South

Add .55 modifier

Change lots R257-29,30,38,39

R264-

On Hwy 21 \$22.75 with a .96 location

Add .55-time modifier

See sale R264-12

Off Hwy 21 \$22.75 with a .30 location add 1.30 size adj for lots over 1 ac

See sales R264-16 and R264-13

R272 and 465A

On Hwy \$22.75 with a .73 location factor

Off why 21 \$22.75 with a .33 factor

R272-17-21 \$22.75 with a .39 location factor

Location factor did not change

465 and 465M

On Hwy \$22.75 with a .39 location factor

Off why 21 \$22.75 with a .30 factor

Location factor did not change

465F and 465D

On Hwy \$22.75 with a .39 location factor

Off why 21 \$22.75 with a .18 factor

465 465G

On Hwy \$22.75 with a .39 location factor

Off Hwy \$22.75 with a .30 location factor

Both have a .50 commercial factor

Location and commercial factors did not change

Rincon Large Ac Commercial 4ac and above

Lots on at \$172,062 Per Ac

R201-24 (4.40 ac) .60 shape Sale (\$445, 000)

R257-21(24.58ac) sale(\$1,725,000)

Uplands=14.74ac

Wetland=9.84ac

465-23 Sale (630,000) .80 location Modifier

465-3TPO Sale (\$2,100,000) .80 location Modifier

Place .80 modifier on 465-3TPO,465N-1,465N-6, 465-23

LARGE AC LAND RURAL

ADD LARGE AC LAND RURAL AT 66,400 PER AC

SEE SALE 296-46F