

Commercial Sales Study Final 4.28.2025

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
03020153A00				748 US HWY 80 LLC	05/22/2024	1,450,000	3.00	0.1295
C	1	FM	000519	VALLENCOURT CONSTRUCTION CO	2911 53	187,720		
03420027				B G BAZEMORE HOLDINGS LLC	10/31/2024	375,000	1.85	0.4167
C	1	FM	000696	D AND J RENTAL PROPERTIES LLC	2940 440	156,250		
0389B019				HOWARD RICHARD C	02/15/2024	190,000	5.09	0.4310
C	3	LM	001012	ALLEN BURNS LAND INVESTORS LLC	2894 553	81,884		
04650003TPO				H AND H REAL ESTATE INVESTMENTS	01/24/2024	2,100,000	31.81	0.3972
C	4	LM	001700	21 AND MCCALL LLC	2891 575	834,096		
04650023				LINVEST LLC	12/18/2024	630,100	9.00	0.3997
C	4	LM	001700	EFFINGHAM HOUSING LLP	2948 307	251,850		
R2000022A00				THE OFFICES AT NORTH COLUMBIA	05/16/2024	360,000	1.40	0.4008
C	3	LM	001706	GROUP 5 TTCHS LLC	2909 929	144,288		
R2010024				MASON STEVEN E	07/18/2024	445,000	4.40	0.4083
C	4	LM	001704	WHO DAT PROPERTIES LLC	2921 648	181,698		
R2060009				BROWN MARILYN W FKA LAMPLEY	01/29/2024	275,000	0.72	0.6535
C	1	FM	001721	DELEGAL LANDSCAPES INC	2894 626	179,709		
R2170022				POSTHOUSE PROPERTIES II LLC	04/24/2024	370,000	1.12	0.4080
C	4	LM	001785	NAMYA ENTERPRISES LLC	2907 897	150,947		
R2180002				TLP INVESTMENT PROPERTIES LLC	10/14/2024	250,000	0.91	0.4040
C	3	LM	001788	MARHOP PROPERTIES LLC	2937 141	101,003		
R2570051				SOUTH GEORGIA PRIME PROPERTIES	01/23/2024	2,000,000	1.09	0.3889
C	3	LM	001867	RINCON EXPRESS LLC	2891 509	777,722		
R2700008				LESSARD DEBRA LYNN BOWEN AND	01/29/2024	205,000	1.27	0.4126
C	1	LM	001914	GREENLAND DEVELOPERS INC	2892 322	84,575		
S1000007				GRAHAM ANNA B	06/10/2024	80,000	0.51	0.4260
C	3	LM	001918	JHLH LLC	2913 850	34,079		
S1010008				MILLSAP BRIAN A AND JOEL S	02/17/2024	60,000	0.13	0.3934
C	3	LM	001925	KICKLIGHTER ELIZABETH E	2895 114	23,601		
S1010017				SIEGMUND JAMES EDMUND AND	08/29/2024	464,900	0.09	0.3066
C	1	FM	001925	ARAGON KATARI AND PRADO MARIELA	2928 873	142,526		
S1040057A00				HOTH INVESTMENT PROPERTIES LLC	05/22/2024	570,000	3.77	0.3999
C	4	LM	001939	SHUBH INVESTMENT LLC	2910 690	227,939		
S1070031				BRAGG RANDALL E	01/04/2024	350,000	0.10	0.3711
C	1	FM	001958	DOWNSIDE INVESTMENT 3 LLC	2889 750	129,893		
S1070031A00				BRAGG RANDALL E AND LYNETTE W	01/04/2024	350,000	0.10	0.3711
C	1	FM	001958	DOWNSIDE INVESTMENT 3 LLC	2889 747	129,893		
S1070080				ECHO HOMEBUILDERS LLC	07/16/2024	95,000	0.32	0.4065
C	3	LM	001957	PATEL MITUL B AND JAY AND	2920 492	38,617		
S1090021B00				RAMSEY JACK EARL AND MARY	09/05/2024	385,000	1.29	0.3719
C	3	LM	001964	EFFINGHAM FAIR ASSOCIATION INC	2931 47	143,177		
S1150017				MCREAL LLC	03/13/2024	500,000	0.79	0.3907
C	4	LM	001976	OREILLY AUTOMOTIVE STORES INC	2899 770	195,336		
S1150031				WILSON AND KESSLER PROPERTIES	02/29/2024	1,500,000	1.00	0.2857
C	1	FM	001976	MIDNIGHT GARDEN LLC	2897 344	428,509		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.3998	0.3557	0.1093	1.0956	22
Lower Confidence Interval	0.3719	0.3188			
Upper Confidence Interval	0.4083	0.3926			

and s.saleclass = C and s.saledate >= 2024-01-01 and s.saledate <= 2025-01-01 and s.REASON in (LR , RT , SR , A , G1 , G , FM , J , LM , QQ , D1 , FM , LM)

Level of Assessment Measured using the Median ratio unless the PRD falls outside the acceptable range of .95 to 1.10 inclusive, in which case, the Level of Assessment is measured using the Aggregate Ratio. The acceptable values for the COD are .15 or less for Residential Properties, and .20 or less of non-Residential properties.