

Industrial Land Breakdown

Industrial Buffer Zone: \$500 per ac

Industrial Easement: \$500 per ac

Industrial 102,500/Ebenezer(446, S133-1126)\$102,500

Industrial Effingham Park (429A-1126) \$102,500

Industrial Mixed Use/Hwy 21-1101) \$73,400

Industrial Old Augusta/Hwy 21 District (476,477 and 478-1100) (\$132,000)

Industrial Old Augusta Commerce Center (477B-1145) (152,000)

Industrial Effingham Park of Commerce (466C-1126) (152,000)

Industrial GA International Trade Center (466D-1146) (152,000)

Old pin (New Savannah (466-8A/466-8A7B))

Industrial North Gate (478-2 and 486-2-1592) (\$132,000)

Industrial Omni Trax(450F-1102) \$ 132,000

Industrial Parkway South (434-26, 26a, 433-1, 434-1-1153) \$132,000

Industrial Coastal Trade Center (R283-1158) \$132,000

(old pin R261)

Industrial Georgia International Rail Park (R281-1159) \$132,000

Industrial Grand View (R284-1164) \$132,000

(old pin R276 Sewone)

Industrial North Rincon (R217 and R270-1184) \$132,000

(R270-9,10,11& R217-11,12A)

Industrial 1-16/Portside Industrial area (304,331, 329D-1129) \$111,000

Industrial Old River Road (304,305-1170) \$ 73,400 per ac

2025 INDUSTRIAL WAREHOUSE

Industrial 102,500/Ebenezer(S133-446)

Change lots to \$102,500 to bring in line with other industrial parcels.

Change lots 446-7B,7C,7D

South Side

Effingham Industrial (Ebenezer RD)

Georgia International Rail Yard(R281)

Add a 2.60 land factor to parcel

Sale R281-4 sale \$8,415,000/ 23.71ac=\$354,914 ppac

See sale R281-4

Change R281-1 through R281-4.

Industrial North Rincon (R217 and R270)

Change land to \$132,000 per ac

See sale R217-11

Omni Trax Map 450F

Change land to \$132,000 per ac

Sale 450F-29 Sale \$1,358,000 13.04AC

Wetland=3.04 Uplands=13AC Wetland at \$500 PPAC=\$1,525

Sale=1,358,000-\$1,525(wet)=1,356,475

10ac/1,356,475=\$135,647Per AC

See Sale 450F-29

Industrial 2023/2024

Industrial 1-16/Portside Industrial area

329D: Portside industrial land is at 111,000 per AC

No Change in value.

(See 2021 sales for base price adj.

Change lots to 111,000

Add a .50 factor on no usable land

Change lots 331-21, 331-21A,331-21B, 330-9)

Old River Rd (304-305)

Change lots to \$73,400 per ac

Change 330-9,304-15,304-15A,305-3,4,4a,4B, 305A-46 and 47.

See sale 305-3 thru 4B, 304-15 and 304-15A

Effingham Industrial Park 429A

No change on lots \$109,000PER AC

Industrial Parkway Souths (434 433)

Change to \$90,000 per ac

Use sale of the upland

See sale 434-24, 434-24A, 434-26 and 434-26A

Omni Trax Map 450F

Change lot \$115,000 per ac

No size factor for .01-50ac

50.01 ac and up add a .50 size factor for each additional ac

See Sale 450F-14 and 15 (34.94ac) sale \$4,192,500 \$119,991 per ac

450F-17(15.18 AC) sale \$1,310,800 \$86,350 per ac

450F-21(62.23AC) sale \$6,360,100 \$102,203 per ac

Excess unit factor: .50 factor on 50ac and above

Old Augusta Commerce Center Map 477B

Change lots to \$152,000 per ac

477B-5 Sale \$15,111,200 (99.31ac) \$152,161 per ac

466C-1E01 Sale \$900,000 (5.49ac) \$163,934 per ac

Change defined Industrial parks (477B,466C and 466D) to \$152,000 per ac

Effingham Park of Commerce Map 466C

Change lots to \$152,000 per ac

477B-5 Sale \$15,111,200 (99.31ac) \$152,161 per ac

466C-1E01 Sale \$900,000 (5.49ac) \$163,934 per ac

Change defined Industrial parks (477B,466C and 466D) to \$152,000 per ac

New Savannah Map 466D

Change lots to \$152,000 per ac

477B-5 Sale \$15,111,200 (99.31ac) \$152,161 per ac

466C-1E01 Sale \$900,000 (5.49ac) \$163,934 per ac

Change defined Industrial parks (477B,466C and 466D) to \$152,000 per ac

Old Augusta/Hwy 21 District (476,477 and 478)

Change to lot to \$115,000 per ac

Sale 478-2D(41.95ac) sale \$1,500,000

13ac uplands 28.95ac lowlands

See Sale 450F-14 and 15 (34.94ac) sale \$4,192,500 \$119,991 per ac

450F-17(15.18 AC) sale \$1,310,800 \$86,350 per ac

450F-21(62.23AC) sale \$6,360,100 \$102,203 per ac

Excess unit factor: .50 factor on 50ac and above