

Commercial Sales Study First 8.12.2024

PARCEL NO				GRANTOR	SALEDATE	SALEPRICE	ACRES	RATIO (40%)
SC	SS	RSN	NBHD	GRANTEE	DEEDPAGE	ASMT VAL		
0264A021				TERAMORE DEVELOPMENT LLC	03/27/2024	2,026,500	1.00	0.1041
C	1	FM	000306	BIG CATS PROPERTY MANAGEMENT	2901 891	211,036		
03020153A00				748 US HWY 80 LLC	05/22/2024	1,450,000	3.00	0.0925
C	1	FM	000519	VALLENCOURT CONSTRUCTION CO	2911 53	134,117		
0389B018				WILSON AND KESSLER PROPERTIES	02/29/2024	1,500,000	1.00	0.0999
C	1	FM	001007	MIDNIGHT GARDEN LLC	2897 344	149,797		
0389B019				HOWARD RICHARD C	02/15/2024	190,000	5.09	0.2415
C	3	FM	001007	ALLEN BURNS LAND INVESTORS LLC	2894 553	45,893		
R2700008				LESSARD DEBRA LYNN BOWEN AND	01/29/2024	205,000	1.27	0.2386
C	1	FM	001916	GREENLAND DEVELOPERS INC	2892 322	48,917		
R2170022				POSTHOUSE PROPERTIES II LLC	04/24/2024	370,000	1.12	0.2143
C	4	LM	001785	NAMYA ENTERPRISES LLC	2907 897	79,279		
04650003TPO				H AND H REAL ESTATE INVESTMENTS	01/24/2024	2,100,000	31.81	0.5213
C	4	LM	001469	21 AND MCCALL LLC	2891 575	1,094,658		
R2000022A00				THE OFFICES AT NORTH COLUMBIA	05/16/2024	360,000	1.40	0.1444
C	3	LM	001706	GROUP 5 TTCHS LLC	2909 929	52,000		
R2010024				MASON STEVEN E	07/18/2024	445,000	4.40	0.0954
C	4	LM	001704	WHO DAT PROPERTIES LLC	2921 648	42,446		
R2060009				BROWN MARILYN W FKA LAMPLEY	01/29/2024	275,000	0.72	0.4995
C	1	FM	001721	DELEGAL LANDSCAPES INC	2894 626	137,374		
R2120008				WHALER HOLDINGS LLC	03/29/2024	650,000	0.76	0.2688
C	3	FM	001771	SWP RINCON LLC	2898 545	174,734		
R2570050				NFRUTLAND REAL ESTATE HOLDINGS	02/29/2024	1,765,000	1.06	0.4133
C	1	FM	001867	SLR REAL ESTATE HOLDINGS LLC	2897 990	729,506		
R2570051				SOUTH GEORGIA PRIME PROPERTIES	01/23/2024	2,000,000	1.09	0.3241
C	3	LM	001867	RINCON EXPRESS LLC	2891 509	648,102		
S1000007				GRAHAM ANNA B	06/10/2024	80,000	0.51	0.2938
C	3	LM	001918	JHLH LLC	2913 850	23,503		
S1010008				MILLSAP BRIAN A AND JOEL S	02/17/2024	60,000	0.13	0.2510
C	3	LM	001925	KICKLIGHTER ELIZABETH E	2895 114	15,058		
S1070031				BRAGG RANDALL E	01/04/2024	350,000	0.10	0.1491
C	1	FM	001958	DOWNSIDE INVESTMENT 3 LLC	2889 750	52,173		
S1070031A00				BRAGG RANDALL E AND LYNETTE W	01/04/2024	350,000	0.10	0.1534
C	1	FM	001958	DOWNSIDE INVESTMENT 3 LLC	2889 747	53,702		
S1070080				ECHO HOMEBUILDERS LLC	07/16/2024	95,000	0.32	0.1594
C	3	LM	001957	PATEL MITUL B AND JAY AND	2920 492	15,145		
S1150017				MCREAL LLC	03/13/2024	500,000	0.79	0.3397
C	4	LM	001976	OREILLY AUTOMOTIVE STORES INC	2899 770	169,858		
S1040057A00				HOTH INVESTMENT PROPERTIES LLC	05/22/2024	570,000	3.77	0.3768
C	4	LM	001939	SHUBH INVESTMENT LLC	2910 690	214,801		
S1310001A00				ALLEN BURNS LAND INVESTORS LLC	06/18/2024	80,000	0.47	0.0482
C	4	LM	002016	KAMINSKY ADAM J	2915 965	3,856		

	MED	AGG	COD	PRD	NUMBER OF SAMPLES
Measured	0.2386	0.2656	0.4529	0.9017	21
Lower Confidence Interval	0.1444	0.2078			
Upper Confidence Interval	0.3241	0.3234			

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)

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.