

March 10, 2025 Sales Studies

MAP NUMBER	SUBDIVISION NAME	LOT NUMBERS	OLD LAND VALUE	NEW LAND VALUE	New land value with	LAND/Building NEIGHBORHOOD FACTOR	CHANGE OR NO CHANGE
G1-G11 G12 G13 G17 G18 G19	CITY OF GUYTON OLDER UNDEFINED	ALL	\$66,000/AC				
G1	MAP G1		\$66,000/AC		\$85,800 PER AC	ADD 1.30 NF ON LAND & 1.10 NF ON BLDGS	C
G2	MAP G2		\$66,000/AC		\$85,800	ADD 1.30 NF ON LAND & 1.10	C
G3	MAP G3		\$66,000/AC		\$85,800	ADD 1.30 NF ON LAND & 1.10	C
G4	MAP G4		\$66,000/AC				NC
G5	MAP G5		\$66,000/AC		\$85,800 PER AC	ADD 1.30 NF ON LAND & 1.10 NF ON BLDGS	C
G6	MAP G6		\$66,000/AC		\$85,800 PER AC	ADD 1.30 NF ON LAND & 1.10 NF ON BLDGS	C
G12	MAP G12		\$66,000/AC				NC
G13	MAP G13		\$66,000/AC		\$85,800 PER AC	ADD 1.30 NF ON LAND & 1.10 NF ON BLDGS	C
G17	MAP G17		\$66,000/AC				NC
G18	MAP G18		\$66,000/AC				NC
G19	MAPG19		\$66,000/AC				NC
G11	WHITESVILLE		\$75,000/LOT			1.20 NF ADDED	C
G16	LAKEVIEW		\$75,000/LOT			1.25 NF ADDED	C
G15	HIDDEN CREEK	ALL	\$57,000/LOT			1.10 NF ADDED	C
G10	HIDDEN CREEK FRONT LOTS		\$57,000/LOT			1.10 NF ADDED	C
G14	DEL A RAE		\$57,000/LOT			1.15 NF ADDED	C
G24	SUMMERS PLACE		\$57,000/LOT				NC
G20	CENTRAL STATION		\$57,000/LOT			1.05 NF ADDED	C
G21	MOSSY HOLLOW		\$57,000/LOT			0.95 NF ADDED	C
G23	GLENLEA CROSSING		\$57,000/LOT				NC
G25	HOLLY COVE		\$45,600 W	\$57,000			C
G26	ARCHER PLACE		\$57,000/LOT				NC
G27	CROSSGATE	ALL	\$57,000/LOT			1.10 NEIGHBORHOOD FACTOR	C
271D	EAGLES LANDING		\$57,000/LOT				NC
271A	TIFFANY TERRACE	ALL	\$57,000/LOT				NC
272A	ARCHER RD		\$57,000/LOT				NC
271F	ARCHER RD RURAL SUB	UNDER 3.00 AC	57000/AC				NC
271F	ARCHER RD RURAL SUB	3 AC + HAS SIZE ADJUSTMENTS	57000/AC				NC
272E	CANDLEBERRY WAY		\$57,000/LOT				NC
272B	GUYTON WOODS		\$57,000/LOT				NC

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272C	HERITAGE PLACE		\$57,000/LOT			1.15 NEIGHBORHOOD FACTOR	C
272D	ARCHERS PLACE		\$57,000/LOT				NC
272F	PINE VIEW		\$57,000/LOT				NC
273A	ELKINS ROAD		\$57,000/LOT				NC
273B	HALCYON EST		57000/AC			1.15 NEIGHBORHOOD FACTOR	C
273D	PINEORA FARMS		30,000/AC	57000/AC			C
273E	HONEY RIDGE PLACE		57000/AC				NC
273C	HONEYRIDGE ESTATES		\$75,000/LOT	\$80,000		1.20 NF	NC
296B	CAMERON OAKS		\$75,000/LOT				NC
296A	PINEORA	lots 1-34 &43-128	65,000per ac				C
296A	PINEORA	lots 35-42	65,000per ac				
296A	PINEORA	lots 129-140	65,000per ac				
296A	PINEORA	lots 103-119	24,000 per ac				
296A	PINEORA	lots over 2ac	small ac schedule				
323B	VICTORIA OAKS		\$60,000			1.05 NF ADDED	C
323C	LEE VILLAGE		\$60,000			1.20 NF ADDED	C
323D	BENT OAKS	LOTS BELOW 1.40 ACRES	\$60,000/LOT				NC
323D	BENT OAKS	1.40 ACRES AND ABOVE	SM AC 3B				NC
320A	PLEASANT POINT		\$60,000/LOT				NC
347A	BARRISTER CROSSING		\$57,000/LOT			1.25 NF ADDED	C
348A	LONESOME OAKS		\$57,000/LOT			1.10 NF ADDED	C
348B	OUR TOWNE AT KINGSLEY		\$57,000/LOT			1.25 NF ADDED	C
348C	THE VILLAGE AT KINGSLEY		\$57,000/LOT			1.30 NF ADDED	C
349A	WARNER FIELDS		\$57,000/LOT			1.05 NF ADDED	C
349B	PENNINGTON ESTATES		\$57,000/LOT			1.30 NF ADDED	C
349C	CASTLE WOOD		\$57,000/LOT				NC
346B	ABBAY LANE		\$57,000/LOT			1.25 NF ADDED	C
346C	HUNTERS CHASE		\$57,000/LOT			1.15 NF ADDED	C
369F	PARKWAY PLACE		\$57,000/LOT				NC
369H	JACKSON RUN		\$57,000/LOT				NC
324B	GREENBRIAR		\$57,000/LOT			1.10 NF ADDED	C
279A	ROSES FISH CAMP		50,000 PER LOT				NC
279B	RIVER		50,000 PER LOT				NC
330A	MELDRIM		65000/AC			ADD 1.05 NF TO BUILDINGS	C
304B	MELDRIM LAKE ACRES		65000/AC			ADD 1.15 NF TO BUILDINGS	C

MAP NUMBER	SUBDIVISION NAME	LOT NUMBERS	OLD LAND VALUE	NEW LAND VALUE	New land value with	LAND/Building NEIGHBORHOOD FACTOR	CHANGE OR NO CHANGE
303A	CYPRESS LAKES LG LOTS ON LAKE & LAGOON		\$112,000			ADD 1.10 NF TO BUILDINGS	C
303A	CYPRESS LAKES SM LOTS ON LAGOON		\$95,000			ADD 1.10 NF TO BUILDINGS	C
303A	CYPRESS LAKES SM LOTS OFF LAGOON		\$87,100			ADD 1.10 NF TO BUILDINGS	C
303A	CYPRESS LAKES PHASE III (IN BACK)		57,000 LOT			ADD 1.15 NF ON BUILDINGS	C
329-	MANDALAY LOTS 12-27		\$67,000				NC
303B	TWIN LAKES		\$67,000				NC
304C	MEGANS BAY		\$57,000				NC
329C	STONEGATE PEBBLESTONE		\$57,000				NC
329C	STONEGATE COBBLESTONE		\$62,000				NC
329C	STONEGATE BALLASTONE		\$70,000			ADD 1.15 NF TO BUILDINGS	C
300D	RUSTIC WOODS		\$57,000				NC
300E	FAIRHAVEN		\$57,000				NC
301D	DOSWELL CROSSING		\$57,000				NC
302C	BAYWOOD		\$57,000				NC
302D	SHIMMERING DELL		\$57,000				NC
302E	CHERRYWOOD		\$57,000				NC
302F	GRACEWOOD		SM AC 3A				NC
302J	WILDWOOD		\$57,000				NC
376A	AURIGA FARMS		\$57,000			ADD 1.20 NF TO BUILDINGS	C
376 B C	TALLADEGA @ ROEBLING		SM AC 1A				NC
378B	THOMPSON		57000/LOT			ADD 1.15 NF ON BUILDINGS	C
326A	SOUTHBROOK		\$57,000/LOT				NC
327A	COVERED BRIDGE		\$78,000/LOT			ADD 1.05 NF ON BLDGS	C
351A	EMERALD PLANTATION	LOTS 1-82	\$75,000/LOT			ADD 1.15 NF ON BLDGS	C
351A	EMERALD PLANTATION	LOTS 1A-35A	\$75,000/LOT			ADD 1.10 NF ON BLDGS	C
352A	ROYAL OAKS		\$75,000/LOT			ADD 1.15 NF ON BLDGS	C
352F	WINDFIELD		\$57,000/LOT				NC
352H	LAUREL GROVE		\$57,000/LOT	\$75,000/LOT		ADD 1.10 NF ON BLDGS	C
352G	GREENBRIDGE		\$53000/AC			0.80 TIME MODIFIERS REMOVED	C
376D	SOUTHBEND		\$57,000/LOT			ADD 1.05 NF ON BLDGS	C
375A	HUNTINGTON STATION		\$57,000/LOT				NC
375D	ST MATTHEWS PLACE		\$75,000/LOT				NC
375F	SOUTH EFFINGHAM PLANTATION		\$75,000/LOT			ADD 1.15 NF ON BLDGS	C
375P	PATRIOTS POINT		\$57,000/LOT				NC
374C	LAUREL MILL		\$57,000/LOT			ADD 1.10 NF ON BLDGS	C
396-23-23D	LOTS IN FRONT OF LAUREL MILL		\$57,000/LOT				NC

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374	Nease Road LOTS 41A-41B		\$57,000/LOT				NC
374A	MYRTLEWOOD		\$70,000/LOT			ADD 1.20 NF ON BLDGS	C
374B	OLDFIELD		\$70,000/LOT				NC
374D	OLD SOUTH		\$70,000/LOT				NC
374E	HOMEPLACE		\$70,000/LOT				NC
395C	BROOKFIELD		\$70,000/LOT			ADD 1.10 NF ON BLDGS	C
372A	KENDALL SHAYS		\$55,000/AC	SMALL ACRE 1C			C
397C	SETTLERS POINT		\$75,000/LOT			ADD 1.15 NF ON BLDGS	C
375G	BUCKINGHAM LOTS 1-65		\$75,000/LOT			ADD 1.10 NF ON BLDGS	C
375G	BUCKINGHAM LOTS 66-233		\$75,000/LOT			ADD 1.10 NF ON BLDGS	C
397B	ROSEWOOD		\$57,000/LOT				NC
397D	GLENNWOOD		\$57,000/LOT				NC
418D	COVENTRY		\$57,000/LOT			ADD 1.15 NF ON BLDGS	C
418E	HUNTERS MILL		\$57,000/LOT			ADD 1.20 NF ON BLDGS	C
417A	KENSINGTON		\$57,000/LOT				NC
417A	KENSINGTON LOTS 71-77		SM AC 1C				NC
417D	EFFINGHAM WOODS		\$57,000			ADD 1.25 NF ON BLDGS	C
417E	EFFINGHAM FOREST		\$57,000			1.10 NF ON BUILDINGS	C
435B	SADDLEBROOK		\$57,000			ADD 1.25 NF ON BLDGS	C
435C	WHITE HALL		\$57,000			ADD 1.40 NF ON BLDGS	C
435F	MOSS GROVE	LOTS 1-6	\$57,000				NC
418F	CARIBBEAN VILLAGE	LOTS 1-193	\$57,000			1.10 NF ON BUILDINGS	C
418F	CARIBBEAN VILLAGE	LOTS 194-486	\$57,000			1.05 NF ON BUILDINGS	C
418F	CARIBBEAN VILLAGE PHASE 5D	LOTS 534-554, 696-708, 510-523, 555-569, 618-695	\$57,000				NC
436E	CREEKSIDE	LOTS 1-54	\$55,000/LOT	\$57,000/LOT			C
436E	CREEKSIDE TOWNHOMES	LOTS 55-79	\$55,000/LOT	\$32,5000/LOT			C
435A	SOUTHERN HILLS		\$65,000	\$75,000		0.95 LAND FACTOR ADDED	C
436A	SOUTH POINTE		\$57,000	\$57,000			NC
436B	LAKEWOOD		\$75,000	\$75,000		ADD 1.1 NF ON BLDGS	C
436C	WHITEBLUFF		\$57,000			ADD 1.1 NF ON BLDGS	C
436D	RABUN ESTATES		\$75,000			ADD 1.1 NF ON BLDGS	C
435H	SUMMER STATION		\$57,000			ADD 1.2 NF ON BLDGS	C
416A	BELMONT GLEN	GREEN PADDOCK LOTS 35-118	\$57,000			1.10 NF ADDED ON BLDGS	C
416A	BELMONT GLEN	SADDLE CLUB LOTS 120-199, FLAT CREEK	\$57,000				NC

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416A	BELMONT GLEN	BLUEGRASS LOTS 217-237, SADDLECLUB MAIN ROAD LOTS 1-34, 119	\$57,000			0.90 NF ON BUILDINGS	C
416C	BELMONT GLEN	CLOVER POINTE LOTS 8-30, 179-195, CLOVER POINTE LOTS 1-7, 147-176, 196-	\$57,000				NC
416C	BELMONT GLEN	RED MAPLE LOTS 31-86, 177, 178	\$57,000			1.05 NF ON BUILDINGS	C
416C	BELMONT GLEN	CYPRESS CREEK LOTS 87-146	\$57,000			1.10 NF ON BUILDINGS	C
416B	CEDAR RIDGE		\$57,000				NC
416D	NEW HAVEN	PHASE 1 LOTS 40-42, 67-84	\$75,000				NC
416D	NEW HAVEN	LOTS 1-39	\$75,000				NC
416D	NEW HAVEN TOWNHOMES	LOTS 43-66	\$32,500				NC
434A	JAMESTOWN	ALL	\$57,000			ADD 1.3 NF ON BLDGS	C
434B	RED OAK		\$57,000				NC
451A	BARRINGTON	ALL	\$57,000				NC
465C	WATERFORD PLANTATION	ALL	\$57,000				NC
451B	PADDLEFORD	ALL	\$57,000			ADD 1.2 NF ON BLDGS	C
451E	AUTUMN WOODS	ALL	\$75,000			ADD 1.1 NF ON BLDGS	C
451F	GA PLANTATION	ALL	\$75,000				NC
435E	COLDBROOK HEIGHTS	ALL	\$57,000			ADD 1.1 NF ON BLDGS	C
466A	GOSHEN VILLA	ALL	\$57,000			ADD 1.1 NF ON BLDGS	C
465H	WESTWOOD HEIGHTS	ALL	\$57,000				NC
450C	MULBERRY WAY (WESTWOOD)	ALL	\$57,000				NC
397E	THE WOODLANDS		\$64,000			0.80 FACTOR PLACED ON ANY STORY HEIGHT LESS THAN A 2	C
415A	STAFFORDSHIRE	AQUADUCT	\$57,000			1.10 NF ADDED ON BLDGS	C
415A	STAFFORDSHIRE	POWER LINE	\$57,000			1.05 NF ON BUILDINGS	C
415A	STAFFORDSHIRE	SARASOTA	\$57,000			1.20 NF ADDED ON BUILDINGS	C
414A	BLANDFORD CROSSING		\$57,000			ADD 1.05 NF TO ALL BLDGS	C

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432A	BLUEJAY COMMONS		\$57,000				NC
414B	PINEBROOK		\$57,000			ADD .80 C&D ALL 2STY W C27 LESS THAN 2100 SQ FT	C
394B	TIMBERLAKE		\$57,000			ADD 1.10 NF ON BLDGS	C
395A	GREYSTONE		\$57,000			1.05 NF ON BUILDINGS	C
391A	PLEASANT HILL		\$57,000				NC
391B	BUCKFIELD		\$57,000			ADD 1.10 NF ON BLDGS	C
391E	CYPRESS COVE		\$57,000			ADD 1.10 NF ON BLDGS	C
411C	HIDDEN LAKES		\$57,000				NC
412B	RAHN STATION		\$57,000				NC
411E	KP INGRAM		55000/AC	66000/AC		ADD 1.30 NF ON BLDGS	C
411D	CORNERSTONE		\$75,000				NC
388A	BRECKENRIDGE		\$75,000				NC
388C	HAWK HAMMOCK		\$75,000			ADD 1.10 NF ON BLDGS	C
408A	EAGLE POINTE		\$75,000				NC
409A	MINGLEDORFF		\$75,000				C
364A	OLD DIXIE EST		\$57,000				NC
364B	FOX CHASE		\$57,000			ADD 1.15 NF ON BLDGS	C
340B	REBEL ESTATES		\$57,000				NC
424B	BERRYVILLE PINES		\$57,000				NC
443A	WALNUT GROVE		\$57,000			ADD 1.05 NF ON BLDGS	C
344C	BRIDGEWOOD		\$57,000				NC
344D	LONADINE		\$57,000				NC
427A	STILLWOOD		\$57,000				NC
428C	SHADOWBROOK		\$57,000				NC
459G	LONG ACRE ESTATES		\$57,000				NC
460A	SANDY WOODS		\$57,000				NC
460E	BROOKSTONE		\$57,000			ADD 1.10 NF ON BLDGS	C
445C	RAMSEY LANDING SMALL	ALL	\$78,000			ADD 1.15 NF ON BLDGS	C
445C	RAMSEY LANDING MED	ALL	\$78,000			ADD 1.15 NF ON BLDGS	C
445C	RAMSEY LANDING BLUFF	ALL	\$85,000			ADD 1.15 NF ON BLDGS	C
446B	COBBLETON		\$70,000				NC
446C	OGLETHORPE LANDING		\$57,000				NC
445D	RAIN DANCE		\$78,000			ADD .80 C&D ALL 1STY BUILDS	C
462D	MALLARD POINTE		\$57,000				NC
462E	DRAKE LANDING		\$57,000				NC
462F	TIMBER CREEK RESERVE		\$75,000			ADD 1.1 NF ON BLDGS	C
476A	DEERWOOD		\$57,000				NC
476B	HAMPTON CREEK		\$57,000				NC
476C	RIDGECREST		\$57,000			ADD 1.15 NF ON BLDGS	C
476D	MILL CREEK	Phase 1 and 2	\$61,500	\$65,000		ADD 1.10 NF ON BLDGS	C

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476D	MILL CREEK	phase 3	\$61,500	\$65,000		ADD 1.10 NF ON BLDGS	C
464A	SILVERWOOD	ALL	\$85,000				NC
465B	SILVERWOOD	ALL	\$78,900			ADD 1.2 NF ON BLDGS	C
464A	SILVERWOOD	ALL	\$70,000				NC
465B	SILVERWOOD CHIMNEY ROAD	ALL	\$70,000				NC
465K	CHIMNEY PLACE		\$63,000				NC
465J	GOSHEN TERRACE	ALL	\$47000/ac	\$80,000/ac comp to the City of Rincon		ADD 1.10 bldg fact./remove size adj from lots	C
466B	WESTWOOD FARMS		SM AC 3C	\$45,000/AC			C
452A	COLDBROOK PLANTATION		SM AC 1A	SM AC 1C			C
435G-6,7	ANDREWS HOLDINGS		\$45,000/AC	SM AC 1C			C
435G	GOSHEN OAKS		\$45,000/AC	SM AC 1C			C
447A	KATE'S COVE		\$75,000	\$75,000			NC
R274	KATE'S COVE	ON THE BLUFF	\$101,250			ADD 1.15 NF ON BLDGS	C
R274	KATE'S COVE	OFF THE BLUFF	\$75,000			ADD 1.15 NF ON BLDGS	C
R200-R215	CITY OF RINCON		80,000/ACRE			ADD 1.2 NF ON BLDGS	C
R244	WILLIAMSBURG		\$75,000			ADD 1.2 NF ON BLDGS	C
R245	WOODBURY		\$57,000				NC
R246	LOST PLANTANTION	OFF GC	\$75,000				NC
R246	LOST PLANTANTION	ON GC	\$79,000				NC
R247	LOST PLANTATION WILLOWPEG	OFF GC	\$75,000				NC
R247	LOST PLANTATION WILLOWPEG	ON GC	\$79,000				NC
R239	LOST PLANTATION	OFF GC	\$75,000				NC
R239	LOST PLANTATION	ON GC	\$79,000				NC
R260	DASHERS LANDING		\$75,000				NC
R227	STONEWALK SECTION 1	ALL	\$57,000				NC
R227	STONEWALK SECTION 2	ALL	\$57,000				NC
R259	WINDSONG	ALL	\$57,000				NC
R255	THE ABBEY	ALL	\$57,000				NC
R255	THE ABBEY- TOWNHOMES	65-9	\$32,500				NC
R267	CARLISLE VILLAGE	ALL	\$32,500			ADD 1.2 NF ON BLDGS	C
R262	THE COVE	ALL	\$32,500				NC
R249	THE VILLAGE AT TOWNE PARK	ALL	\$32,500				NC
R240	TOWN PARK EAST	ALL	\$32,500				NC
R241	WILLOWTREE	ALL	\$57,000				NC
R242	WEISENBAKER WAY	ALL	\$57,000			ADD 1.1 NF ON BLDGS	C
R238	MEADOWS	ALL	\$57,000				NC
R243	OXFORD	ALL	\$57,000			ADD 1.2 NF ON BLDGS	C
R263	HICKORY KNOB	ALL	\$57,000			ADD 1.1 NF ON BLDGS	C
462A	HICKORY KNOB	ALL	\$57,000				NC
R254	BENT TREE PHASE 1	ALL	\$57,000				NC
R254	BENT TREE CROSSING	ALL	\$57,000				NC

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R254	BENT TREE PHASE 2	ALL	\$57,000				NC
R224	CROSS CREEK	ALL	\$57,000				NC
R229	OAK HILL	ALL	\$57,000				NC
R228	MADISON OAKS	ALL	\$57,000			ADD 1.1 NF ON BLDGS	C
R232	EXLEY SUBDIVISION	ALL	\$57,000				NC
R235	CAROLINA COVE	ALL	\$57,000				NC
R231	MARIA PLACE	ALL	\$57,000				NC
R253	WARRENTON	ALL	\$57,000				NC
R280	BARNWELL SUBDIVISION	13 LOTS	\$57,000				NC
R226	PLANTATION WAY	ALL	\$57,000				NC
R233	HARDT	ALL	\$57,000				NC
R234	TYLER	ALL	\$57,000				NC
R245	WOODBURY	ALL	\$57,000				NC
R248	LAURENWOOD	ALL	\$57,000				NC
R250	CARRIAGE ROW	ALL	\$57,000				NC
R251	RIDGEWOOD	ALL	\$57,000				NC
R252	REESE PINES	ALL	\$57,000				NC
R266	KRISTIN PLACE	ALL	\$57,000			ADD 1.2 NF ON BLDGS	C
R256	PICKET FENCES	ALL	\$57,000				NC
R277	SHERWOOD PLACE	ALL	\$57,000				NC
R275	FORT HOWARD PLANTATION	ALL	\$85,000			ADD 1.15 NF ON BLDGS	C
R279	BLANDFORD VILLA TOWN HOMES	ALL	\$32,500				NC
R230	PLANTATION PLACE DUPLEX	ALL	\$32,500				NC
R220	SHERWOOD CT	ALL	\$57,000				NC
R225	GOVERNORS RIDGE	ALL	\$57,000				NC
S100-S111	CITY OF SPRINGFIELD	ALL	66000/AC			NF ON BLDGS APPLIED TO MAPS S103 (1.15) S107(1.15) S108 (1.20) S109 (1.20)	C
S121	ASH ST EXT	ALL	66000/AC				NC
389C	COUNTRY PARK	ALL	66000/AC			ADD 1.05 NF TO BLDGS	C
389D	McCall Place	ALL	\$57,000				NC
S112	RC FOX	ALL	\$57,000				NC
S116	FOX RUN	ALL	\$57,000				NC
S109A	TRAFTON SQUARE	ALL	\$57,000				NC
S110A	DASHERS POINT	ALL	\$57,000				NC
S113	BEL-HAVEN	ALL	\$57,000				NC
S114	CEDAR CREEK	ALL	\$57,000				NC
S115A	EBENEZER BLUFF	ALL	\$57,000				NC
S117	SPRING BRANCH	ALL	\$57,000				NC
S118	OAKWOOD	ALL	\$57,000				NC
S119	SPFD WOODS	ALL	\$57,000				NC
S120	OLD STILLWELL	ALL	\$57,000			ADD 1.10 N.F ON BLDGS	C



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S122		DEER RUN		ALL		\$57,000						NC
S123		HICKORY PLACE		ALL		\$57,000						NC
S128		LAUREL POINTE		ALL		\$57,000						NC
S130		BEAUBROOK		ALL		\$57,000					1.05 NF ON BLDGS	C

R230		Plantation Place		ALL		57,000					NOT CONDO SIZE LOTS .32 AC	
R226		LOTS 1-4		LOTS 1-4		57,000					NOT CONDO SIZE LOTS .50AC	
R236-30		WEISENBAKER PLACE		5 AC		SMALL AC 3C						