

2024 COMMERCIAL LAND VALUE

COMMERCIAL HWY SERVICE MEDIUM & PINCKNEY RD & RESIDENT \$ 3.20				
PARCEL #	SALE DATE	SALE PRICE	SF	\$ PER SF
05-10-402-011	3/21	\$ 29,000	17,424	\$ 1.66
06-28-100-027	10/21	\$ 163,000	77,537	\$ 2.10
08-22-300-047	5/23	\$ 180,000	82,347	\$ 2.19
18-31-400-045	5/21	\$ 100,000	42,519	\$ 2.35
05-10-401-032	1/23	\$ 19,500	8,125	\$ 2.40
07-27-200-037	5/23	\$ 130,000	46,174	\$ 2.82
11-10-400-028	1/22	\$ 200,000	64,935	\$ 3.08
06-21-300-028	6/23	\$ 319,000	80,586	\$ 3.96
12-33-302-050	6/23	\$ 210,000	50,847	\$ 4.13
15-22-402-008	3/23	\$ 235,000	52,246	\$ 4.50
08-22-400-025	4/21	\$ 259,000	54,450	\$ 4.76
		\$ 1,844,500	577,191	\$ 3.20

2024 COMMERCIAL HWY SERVICE LARGE \$ 1.80				
PARCEL #	SALE DATE	SALE PRICE	SF	\$ PER SF
05-08-400-013	4/21	\$ 189,000	210,830	\$ 0.90
16-29-300-038	4/21	\$ 240,000	223,898	\$ 1.07
08-22-300-043	7/21	\$ 195,000	171,191	\$ 1.14
06-29-200-032	1/22	\$ 800,000	612,018	\$ 1.31
18-30-100-017	11/21	\$ 494,990	292,288	\$ 1.69
05-14-300-021	7/22	\$ 300,000	135,036	\$ 2.22
07-27-200-041	9/21	\$ 300,000	126,324	\$ 2.37
11-04-300-024	6/22	\$ 2,040,000	760,993	\$ 2.68
		\$ 4,558,990	2,532,578.0	\$ 1.80

2024 COMMERCIAL EXCESS LAND \$.36 PER SQ FT				
UNDER 200,000 SQ FT				
PARCEL #	SALE DATE	SALE PRICE	SF	\$ PER SF
16-03-100-041	9/22	\$ 275,000	100,188	\$ 2.74
07-27-200-041	9/21	\$ 300,000	126,324	\$ 2.37
05-14-300-021	7/22	\$ 300,000	135,036	\$ 2.22
08-22-300-043	7/21	\$ 195,000	171,191	\$ 1.14
		\$ 1,070,000	532,739.0	\$ 2.01
OVER 200,000 SQ FT				
05-08-400-013	4/21	\$ 189,000	210,830	\$ 0.90
16-29-300-038	4/21	\$ 240,000	223,898	\$ 1.07
18-30-100-017	11/21	\$ 494,990	292,288	\$ 1.69
06-29-200-032	1/22	\$ 800,000	612,018	\$ 1.31
		\$ 1,723,990	1,339,034.0	\$ 1.29
\$	2.01	\$	1.29	\$
		\$	0.72	\$
				0.36
BELOW 200,000 SQ FT	OVER 200,000 SQ F	DIFFERENCE	50% DIFFERENCE	

2024 COMMERCIAL WETLAND \$.34				
PARCEL #	SALE DATE	SALE PRICE	SF	\$ PER SF
05-12-200-018	3/21	\$ 70,000	211,266	\$ 0.33
08-22-300-013	8/18	\$ 110,000	322,344	\$ 0.34
		\$ 180,000	533,610.0	\$ 0.34

2024 COMMERCIAL LAND VALUE \$ 1,450				
COMMERCIAL PINCKNEY RD				
PARCEL #	SALE DATE	SALE PRICE	FF	\$ PER FF
05-10-201-067	6/21	\$ 160,000	85.02	\$ 1,882
11-04-300-017	4/21	\$ 1,200,000	714.00	\$ 1,681
11-10-400-028	1/22	\$ 200,000	220.02	\$ 909
16-29-300-038	4/21	\$ 240,000	209.06	\$ 1,148
		\$ 1,800,000	1228.1	\$ 1,466

2024 COMMERCIAL OLD PINCKNEY RD \$ 700 ff				
PARCEL #	SALE DATE	SALE PRICE	FF	\$ PER FF
16-03-100-041	9/22	\$ 275,000	416.00	\$ 661
06-28-100-027	10/21	\$ 163,000	260.00	\$ 627
05-15-201-068	1/20	\$ 229,000	291.72	\$ 785
		\$ 667,000	967.7	\$ 689