

Estimated Value at Build-out

Job 25467.0001 Durango Mill PD - Port of St. Marys industrial and Logistics Park

June 23, 2015

Commercial

Development Type	Square Footage	Price per S F	Extension
Commercial	100,000	\$100	\$10,000,000
Subtotal			\$10,000,000

Industrial

Development Type	Acreage	Price per Ac	Extension
Industrial	425	\$400,000	\$170,000,000
Subtotal			\$170,000,000

Residential

Development Type	# OF UNITS	Price per Unit	Extension
Residential	0	\$300,000	\$0
Subtotal			\$0

Total Estimated Value at 100% Build-out \$180,000,000

* ASSUMES 2015 VALUES

J# 25467.0001 Estimated Value at Build-out. Rev:10-28-2015

Assessed Value Assigned by County Tax Assessor \$180,000,000

Tax is Based on 40% of Assessed Value X .40

Taxable Value \$72,000,000

St. Marys: (5.351 Millage Rate)	\$385,272.000000
Camden County: (12.94 Millage Rate)	\$931,680.000000
Board of Education: (15.82 Millage Rate)	\$1,139,040.000000
State of Georgia: (.10 Millage Rate) [.05 for 2015 & will be the last year for this tax]	<u>\$3,600.000000</u>

Total Paid for Property Tax in 2015 \$2,459,592.00

SAY: \$2,460,000

34.161 Mil Rate 2015