



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																																																																																																																																																																																																																																																																			
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																																																																																																																																																																																																																																																																	
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SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1400/1147	12/03/2019	WD	Q	V	05	759,400			
GRANTOR: MWF IV OSCEOLA LLC									
GRANTEE: RAYONIER FOREST RES									
1308/2021	1/21/2016	WD	Q	V	05	661,200			
GRANTOR: SOUTHERN TIMBER VENTU									
GRANTEE: MWF IV OSCEOLA LLC									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5500	A	TIMBER 2	0		00	0.00	0.00	144.44	AC		1.00	1.00	1.00	445.00	445.00	64,276							
2	5600	A	TIMBER 3	0			0.00	0.00	16.00	AC		1.00	1.00	1.00	281.00	281.00	4,496							
3	5910	A	SWAMP/CYPRES	0			0.00	0.00	17.00	AC		1.00	1.00	1.00	40.00	40.00	680							
4	5997	A	RIVERS/BAYS/	0			0.00	0.00	2.60	AC		1.00	1.00	1.00	25.00	25.00	65							
5	9910	M	MKT.VAL.AG	0		00	0.00	0.00	180.04	AC		1.00	1.00	1.00	936.00	936.00	168,517							