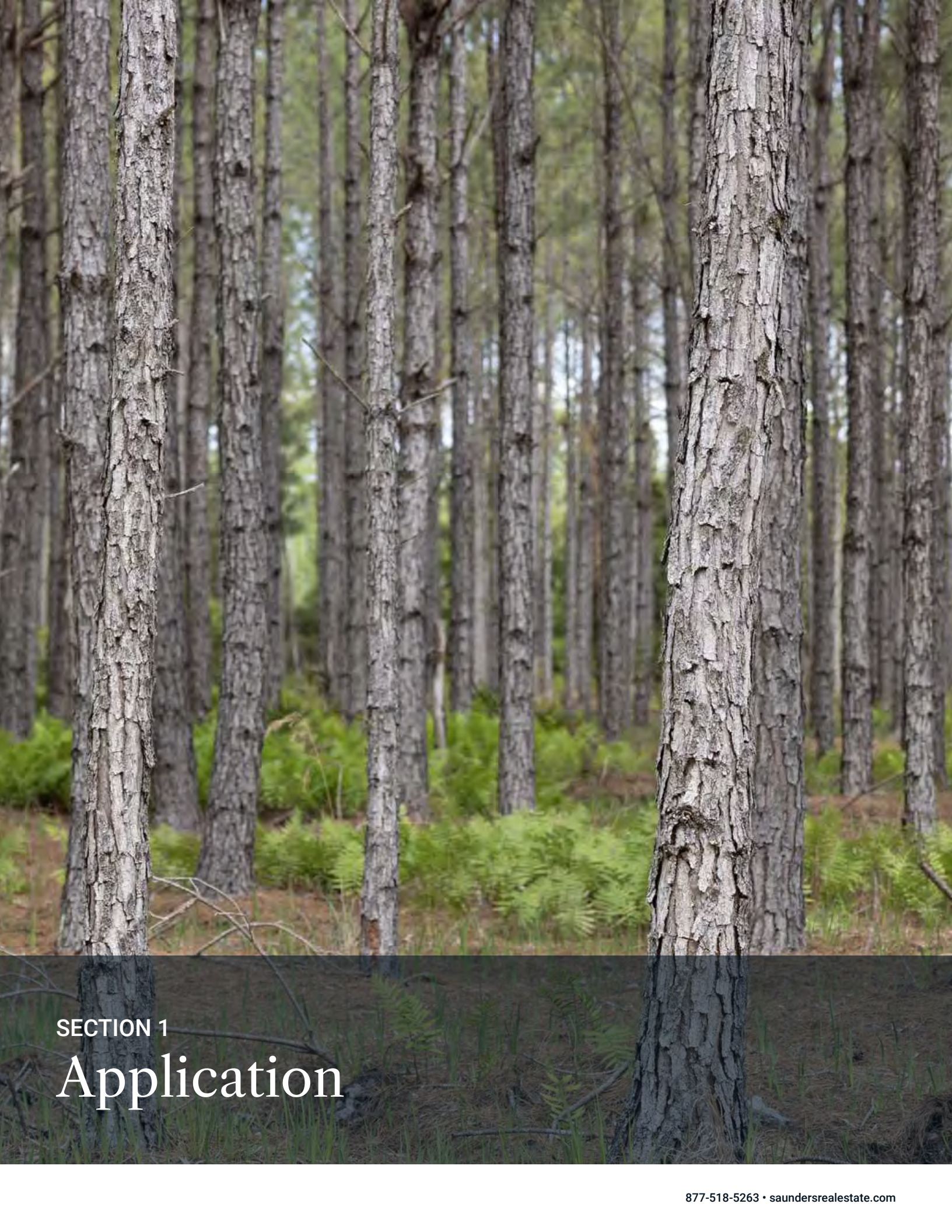


Raiford to Osceola Greenway Extension

New Florida Forever Project



SECTION 1

Application

Florida Forever New Project Application



[Florida Forever](#) is the state's conservation and recreation lands acquisition program. To be considered for acquisition, a project must have a willing seller and be on the Florida Forever Priority List. The Florida Forever Priority List identifies projects that are suitable as a conservation property and meet the [Florida Forever Goals, Performance Measures and Criteria](#).

The Florida Forever Priority List is developed by the Acquisition and Restoration Council (ARC) and is approved by the Board of Trustees (BOT). The BOT must approve a project placed on the Florida Forever Priority List before it can be pursued for acquisition.

Proposed projects are prioritized and ranked in categories by ARC members in December, and the BOT approves the ARC-recommended [Florida Forever Priority List](#) in March, when a project is officially added to the list.

Applications for new Florida Forever projects are accepted by the Florida Department of Environmental Protection (DEP) two times per year, April 15 and Oct. 15. To propose a new project for the Florida Forever Priority List, submit this application along with the supporting documentation specified in Attachments A-C below in electronic format (PDF) to the email address below.

Please note that up to 18 copies may be requested. Maps should be in color and set to print no larger than 11 inches x 17 inches. Applicants may also consult the Florida Natural Areas Inventory [Florida Forever Conservation Data Viewer](#) to ensure proposed parcels are not already within an approved project boundary.

General Information

Proposed Florida Forever Project: Raiford to Osceola Greenway Extension

Nearest City Lake City County(ies) Columbia

Sponsor/Affiliation Proposing Project: Dean Saunders w/Saunders Real Estate

Mailing Address: 1723 Bartow Road, Lakeland, FL 33801

Street	City	State	ZIP

Primary Phone: 863-287-8340 Email: Dean@SaundersRealEstate.com

SUBMIT COMPLETED APPLICATIONS TO:
FloridaForever@FloridaDEP.gov

Or by mail to:
Office of Environmental Services
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Blvd., Mail Station 140
Tallahassee, FL 32399-3000
Phone: 850-245-2555

Learn more about [Florida Forever](#).

Florida Forever New Project Application



Supporting documentation

Attachment A. Provide a general description (narrative) of the land proposed including:

- 1) A descriptive location of the proposed project with total acreage.
- 2) The general physical, natural resource, biological, hydrological, archaeological and historical characteristics of the project.
 - a. Does the property contain historic structures 50 years old or older? If so, provide a brief description, photograph(s) and location.
 - b. Does the property contain any improvements/facilities? If so, please describe.
- 3) Potential public recreation opportunities or other public uses.
- 4) Potential threats or development plans that could impact the value of the proposed project.
- 5) Local resolutions related to the potential public acquisition of the project (if applicable).
- 6) Details on how the project meets Florida Forever criteria [see [Chapter 259.105\(9\)](#) and (10), F.S.] and furthers the Florida Forever goals and performance measures [see [Chapter 259.105\(4\)](#), F.S.]. Refer to the [application addendum](#) on the DEP website.
- 7) Whether the project is proposed for fee simple or less-than-fee acquisition.
 - a. If a less-than-fee acquisition is proposed, include a brief description of the current uses of the property. Also include any known activities or property rights proposed to be acquired by the state and those proposed to be retained by the property owner.
 - b. If project is proposed for fee simple acquisition, include the proposed land manager and a management commitment letter from the agency/entity upon application submittal. Applications for fee simple projects may be delayed if a management commitment from the recommended agency/entity is not included.
- 8) Whether the project is on another state acquisition list? If so, which one?

Attachment B. Ownership and tax information must include:

- 1) One copy of the county property appraiser's property tax card for each parcel of land within the proposal. The tax card should include the following:
 - a. Tax parcel identification number.
 - b. Just or market tax assessed value and tax assessed value.
 - c. Owners' names and addresses.
 - d. Description and value of improvements.
 - e. Tax parcel acreage and its improvements.
 - f. Ad valorem taxes assessed on the property.
- 2) If multiple parcels are included in the project proposal, summarize in table format by county, parcel ID, owner, acres and tax assessed value.
- 3) A letter from each property owner confirming their willingness to sell or a statement from the applicant asserting that each owner has been contacted.

Attachment C. Maps and Aerial Photographs

- 1) Provide shapefiles for the proposed project that depict the project boundaries or show the property boundaries on U.S. Geological Survey (USGS) topographic quadrangle map. USGS topographic quadrangle maps can be obtained from DEP's [Land Boundary Information System](#) (LABINS) or the [U.S. Geological Survey](#).
- 2) Mark the boundaries of the proposed addition on county tax maps, overlain on aerials if available. If tax aerial overlays are not available, aerials or [Digital Orthophoto Quadrangle](#) (DOQs) and tax maps should be submitted. DEP's [Map Direct](#) can also be used to assist with developing aerial and tax maps.
- 3) Mark the boundaries of the proposal on Florida Department of Transportation [county highway maps](#).

Florida Forever New Project Application



Authorized Representative

In accordance with the Florida Forever application process, the following individual is authorized as the primary point of contact for all matters concerning this application on behalf of the owner(s) and willing seller(s) of the real property described below, in Columbia County, Florida.

Property/Project name: Raiford to Osceola Greenway Extension

Name/Affiliation of Authorized Representative: Dean Saunders w/Saunders Real Estate

Mailing Address: 1723 Bartow Road, Lakeland, FL 33801

Street	City	State	ZIP
--------	------	-------	-----

Primary Phone: 863-287-8340 Email: Dean@SaundersRealEstate.com

Property information

Section 10,11.. Township 4S Range 18E
Lat/Long 30.1631027069, -82.5090778409
Acres 5.052

Parcel identification number(s):

Multiple - See Attached

Landowner Information

Landowner Signature _____ Date _____

Rayonier Forest Resources LP
Landowner Name (print)

Mailing Address: 1 Rayonier Way, Wildlight, FL 32097

Street	City	State	ZIP
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Primary Phone: 863-287-8340 Email: Dean@SaundersRealEstate.com

Please note: The landowner's signature above is not intended to preclude any representative of the Department of Environmental Protection, Division of State Lands (DSL), from contacting the property owner(s) directly concerning the property.

This form is not intended to create or acknowledge an exclusive property listing agreement or any business relationship between the owner(s) of the property and the individual(s) named above. Owner understands that any commission or fee charged by the person named above in connection with the property is the sole responsibility of the landowner.

This authorization will remain in effect throughout the application process unless written notice of rescission by the owner(s) named above is received by the DSL.



Goals and performance measures (Section [259.105\(4\)](#), Florida Statutes)

It is the intent of the Legislature that projects or acquisitions funded pursuant to paragraphs (3)(a) and (b) contribute to the achievement of the following goals, which shall be evaluated in accordance with specific criteria and numeric performance measures developed pursuant to s. [259.035\(4\)](#):

Goal A: Enhance the coordination and completion of land acquisition projects, as measured by:

1. The number of acres acquired through the state's land acquisition programs that contribute to the enhancement of essential natural resources, ecosystem service parcels, and connecting linkage corridors as identified and developed by the best available scientific analysis;
2. The number of acres protected through the use of alternatives to fee simple acquisition; or
3. The number of shared acquisition projects among Florida Forever funding partners and partners with other funding sources, including local governments and the Federal Government.

Goal B: Increase the protection of Florida's biodiversity at the species, natural community, and landscape levels, as measured by:

1. The number of acres acquired of significant strategic habitat conservation areas;
2. The number of acres acquired of highest priority conservation areas for Florida's rarest species;
3. The number of acres acquired of significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages;
4. The number of acres acquired of underrepresented native ecosystems;
5. The number of landscape-sized protection areas of at least 50,000 acres that exhibit a mosaic of predominantly intact or restorable natural communities established through new acquisition projects or augmentations to previous projects; or
6. The percentage increase in the number of occurrences of imperiled species on publicly managed conservation areas.

Goal C: Protect, restore, and maintain the quality and natural functions of land, water and wetland systems of the state, as measured by:

1. The number of acres of publicly owned land identified as needing restoration, enhancement, and management, acres undergoing restoration or enhancement, acres with restoration activities completed, and acres managed to maintain such restored or enhanced conditions; the number of acres which represent actual or potential imperiled species habitat; the number of acres which are available pursuant to a management plan to restore, enhance, repopulate, and manage imperiled species habitat; and the number of acres of imperiled species habitat managed, restored, enhanced, repopulated, or acquired;
2. The percentage of water segments that fully meet, partially meet, or do not meet their designated uses as reported in the Department of Environmental Protection's State Water Quality Assessment 305(b) Report;
3. The percentage completion of targeted capital improvements in surface water improvement and management plans created under s. [373.453\(2\)](#), regional or master stormwater management system plans, or other adopted restoration plans;
4. The number of acres acquired that protect natural floodplain functions;
5. The number of acres acquired that protect surface waters of the state;
6. The number of acres identified for acquisition to minimize damage from flooding and the percentage of those acres acquired;
7. The number of acres acquired that protect fragile coastal resources;
8. The number of acres of functional wetland systems protected;
9. The percentage of miles of critically eroding beaches contiguous with public lands that are restored or protected from further erosion;
10. The percentage of public lakes and rivers in which invasive, nonnative aquatic plants are under maintenance control; or
11. The number of acres of public conservation lands in which upland invasive, exotic plants are under maintenance control.



Goal D: Ensure that sufficient quantities of water are available to meet the current and future needs of natural systems and the citizens of the state, as measured by:

1. The number of acres acquired which provide retention and storage of surface water in naturally occurring storage areas, such as lakes and wetlands, consistent with the maintenance of water resources or water supplies and consistent with district water supply plans;
2. The quantity of water made available through the water resource development component of a district water supply plan for which a water management district is responsible; or
3. The number of acres acquired of groundwater recharge areas critical to springs, sinks, aquifers, other natural systems, or water supply.

Goal E: Increase natural resource-based public recreation or educational opportunities, as measured by:

1. The number of acres acquired that are available for natural resource-based public recreation or education;
2. The miles of trails that are available for public recreation, giving priority to those that provide significant connections including those that will assist in completing the Florida National Scenic Trail; or
3. The number of new resource-based recreation facilities, by type, made available on public land.

Goal F: Preserve significant archaeological or historic sites, as measured by:

1. The increase in the number of and percentage of historic and archaeological properties listed in the Florida Master Site File or National Register of Historic Places which are protected or preserved for public use; or
2. The increase in the number and percentage of historic and archaeological properties that are in state ownership.

Goal G: Increase the amount of forestland available for sustainable management of natural resources, as measured by:

1. The number of acres acquired that are available for sustainable forest management;
2. The number of acres of state-owned forestland managed for economic return in accordance with current best management practices;
3. The number of acres of forestland acquired that will serve to maintain natural groundwater recharge functions; or
4. The percentage and number of acres identified for restoration actually restored by reforestation.

Goal H: Increase the amount of open space available in urban areas, as measured by:

1. The percentage of local governments that participate in land acquisition programs and acquire open space in urban cores; or
2. The percentage and number of acres of purchases of open space within urban service areas.

Goal I: Mitigate the effects of natural disasters and floods in developed areas, as measured by:

1. The number of acres acquired within a 100-year floodplain or a coastal high hazard area;
2. The number of acres acquired or developed to serve dual functions as:
 - a. Flow ways or temporary water storage areas during flooding or high-water events, not including permanent reservoirs; and
 - b. Greenways or open spaces available to the public for recreation;
3. The number of acres that protect existing open spaces and natural buffer areas within a floodplain that also serve as natural flow ways or natural temporary water storage areas; and
4. The percentage of the land acquired within the project boundary that creates additional open spaces, natural buffer areas, and greenways within a floodplain, while precluding rebuilding in areas that repeatedly flood.



Criteria [Section [259.105](#)(9) and (10), F.S.]

(9) The Acquisition and Restoration Council shall recommend rules for adoption by the board of trustees to competitively evaluate, select, and rank projects eligible for Florida Forever funds pursuant to paragraph (3)(b). In developing these proposed rules, the Acquisition and Restoration Council shall give weight to the following criteria:

- (a) The project meets multiple goals described in subsection (4).
- (b) The project is part of an ongoing governmental effort to restore, protect, or develop land areas or water resources.
- (c) The project enhances or facilitates management of properties already under public ownership.
- (d) The project has significant archaeological or historic value.
- (e) The project has funding sources that are identified and assured through at least the first 2 years of the project.
- (f) The project contributes to the solution of water resource problems on a regional basis.
- (g) The project has a significant portion of its land area in imminent danger of development, in imminent danger of losing its significant natural attributes or recreational open space, or in imminent danger of subdivision which would result in multiple ownership and make acquisition of the project costly or less likely to be accomplished.
- (h) The project implements an element from a plan developed by an ecosystem management team.
- (i) The project is one of the components of the Everglades restoration effort.
- (j) The project may be purchased at 80 percent of appraised value.
- (k) The project may be acquired, in whole or in part, using alternatives to fee simple, including but not limited to, tax incentives, mitigation funds, or other revenues; the purchase of development rights, hunting rights, agricultural or silvicultural rights, or mineral rights; or obtaining conservation easements or flowage easements.
- (l) The project is a joint acquisition, either among public agencies, nonprofit organizations, or private entities, or by a public-private partnership.

(10) The Acquisition and Restoration Council shall give increased priority to those projects for which matching funds are available and to project elements previously identified on an acquisition list pursuant to this section that can be acquired at 80 percent or less of appraised value. The council shall also give increased priority to those projects where the state's land conservation plans overlap with the military's need to protect lands, water, and habitat to ensure the sustainability of military missions including:

- (a) Protecting habitat on nonmilitary land for any species found on military land that is designated as threatened or endangered, or is a candidate for such designation under the Endangered Species Act or any Florida statute;
- (b) Protecting areas underlying low-level military air corridors or operating areas; and
- (c) Protecting areas identified as clear zones, accident potential zones, and air installation compatible use buffer zones delineated by our military partners, and for which federal or other funding is available to assist with the project.



Saunders Real Estate

April 15, 2026

Office of Environmental Services
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Blvd, Mail Station 140
Tallahassee, FL 32399
Subject: Raiford to Osceola Greenway Extension – Willing Seller Letter

Dear FDEP Office of Environmental Services,

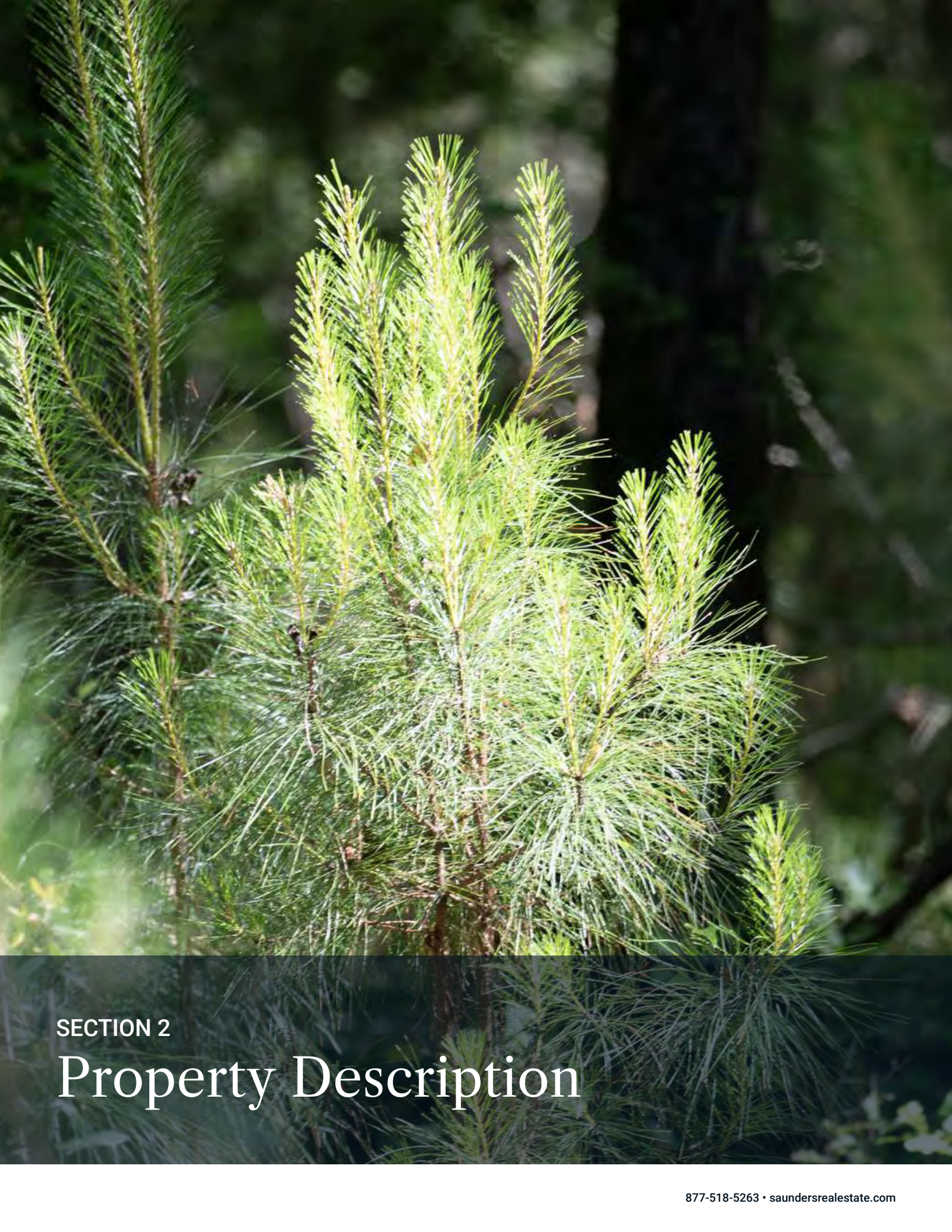
I am the Owner Representative of Rayonier's Raiford to Osceola Greenway Extension New Florida Forever Project proposal and the negotiation of a conservation easement over their land. The landowner has been contacted and is willing to sell a conservation easement over their land for the protection of Florida's natural resources.

Best Regards,

Dean Saunders

Phone: 863-287-8340

Email: Dean@SaundersRealEstate.com



SECTION 2

Property Description

**RAIFORD TO OSCEOLA GREENWAY EXTENSION
FLORIDA FOREVER – NEW PROJECT
5,052 ± Acres in Columbia County**

1. A descriptive location of the proposed project with total acreage:

The proposed 5,052 ± acre Rayonier tract in Columbia County contains 3,727 ± upland acres (74%) and 1,325 ± wetland acres (26%). The property is located 4 ± miles east of Lake City, 18 ± miles north of High Springs, and 6 ± miles south of I-10, adjacent to the Osceola National Forest and Raiford to Osceola Greenway Florida Forever Project.

The property is primarily managed for silviculture and recreation and has a long history of active forest management consistent with regional timber production practices in North Florida.

The land is predominantly composed of managed pine plantations, with areas of natural hardwoods and wetlands integrated throughout the tract. Timber management activities include periodic harvesting, stand maintenance, and regeneration, supporting ongoing production of timber and fiber while maintaining the land's long-term productivity. Recreational uses, including hunting and wildlife observation, complement the property's silvicultural operations.

The property remains largely undeveloped and functions as a contiguous working forest landscape. Existing interior roads and management infrastructure support forestry operations and land stewardship activities. The combination of active timber management and low-intensity recreational use allows the property to remain economically viable while retaining its rural character and natural resource values. Continued management of the tract as a working forest supports the local agricultural economy, preserves traditional land uses in Columbia County, and helps prevent fragmentation or conversion to incompatible uses in a sensitive river corridor landscape.

The property has a 2025 certified market/just value of \$12,673,110.

2. The general physical, natural resource, biological, hydrological, archaeological, and historical characteristics of the project: A.) Does the property contain historic structures fifty years old or older? If so, provide a brief description, photograph(s), and location. B.) Does the property contain improvements/facilities? If so, please describe:

The proposed 5,052 ± acre Rayonier tract in Columbia County is a large, contiguous working forest landscape located south of Interstate 10 and adjoining the Raiford to Osceola Greenway Florida Forever Project. The property is predominantly upland (approximately 74%) with roughly 26% wetlands interspersed throughout the tract.

The property is characterized by gently rolling topography typical of North Florida's timberlands. Upland areas are dominated by actively managed pine plantations at varying stages of rotation, with natural regeneration areas and scattered hardwood inclusions. Soils such as Olustee-Pelham complex, Sapelo fine sand, and Pelham fine sand support commercial timber production while also contributing to groundwater recharge functions.

Wetland systems include forested wetlands, hydric pine flatwoods, and baygall communities associated with low-lying drainage features. These wetlands are integrated throughout the tract and contribute to

flood attenuation, surface water storage, and water quality protection. Portions of the property fall within FEMA-designated flood zones, reflecting its role in regional drainage patterns.

The property lies within the broader Ocala-to-Osceola Wildlife Corridor and functions as an ecological linkage between Camp Blanding Military Reservation, Raiford Wildlife Management Area, and the Osceola National Forest. Mesic flatwoods are the dominant natural community, with smaller areas of sandhill and wetland systems providing habitat diversity at the landscape scale.

The tract supports a range of native wildlife species typical of managed forest systems in this region. According to the Florida Natural Areas Inventory (FNAI) Biodiversity Matrix, the property provides potential habitat for species of conservation concern including Florida black bear, red-cockaded woodpecker, eastern indigo snake, gopher tortoise, bald eagle, and osprey.

The mosaic of pine plantation, natural flatwoods, and forested wetlands provides travel corridors and foraging habitat for wide-ranging species while maintaining the economic productivity of the working forest.

Forested wetlands, floodplain forest, basin swamp, and baygalls are present along creeks and drainage features that flow from the property. These systems play an important role in maintaining regional hydrology by supporting groundwater recharge, moderating stormwater runoff, and preserving natural floodplain function.

Protection of the tract would help safeguard these forested wetland systems and maintain water quality within the surrounding watershed, which ultimately contributes to the larger regional river systems in North Florida.

The property is located in a region of Columbia County with a long history of timber production and rural land use. While North Florida river corridors are known to contain archaeological resources, there are no known recorded archaeological sites within the project boundary at this time. Any future ground-disturbing activities would be subject to standard review procedures to ensure protection of cultural resources, if identified.

A. Historic Structures

There are no known historic structures on the property that are fifty years old or older.

B. Improvements/Facilities

The property includes typical silvicultural improvements associated with active forest management. These consist of interior forestry roads, firelines, and access points that support timber harvesting, stand maintenance, and wildlife management activities. No significant residential, commercial, or industrial facilities are present.

Overall, the tract remains largely undeveloped and functions as an intact, professionally managed working forest with substantial natural resource, hydrologic, and ecological value.

3. Potential Public Recreation opportunities or other uses:

If acquired in fee simple, the 5,052 ± acre Rayonier tract could be incorporated into the larger Raiford to Osceola Greenway landscape and managed as part of the surrounding conservation network. Its location within the Ocala-to-Osceola Wildlife Corridor and adjacency to existing conserved lands make it well suited for integration into a Wildlife Management Area or state forest system.

The property could support managed public hunting, hiking, wildlife observation, and environmental education. Existing interior roads would allow for controlled access, and the tract's pine flatwoods, mesic uplands, and forested wetlands provide quality habitat for species such as Florida black bear, red-cockaded woodpecker, bald eagle, eastern indigo snake, and gopher tortoise. These features create strong opportunities for wildlife-based recreation while maintaining ecological integrity.

In addition to recreation, the property could continue to be utilized as a working forest under state management. Sustainable timber management and potential longleaf pine restoration would support habitat improvement, wildfire habitat, and long-term forest health. Fee simple acquisition would strengthen landscape connectivity between Camp Blanding, Raiford Wildlife Management Area, and the Osceola National Forest while ensuring long-term public access and conservation.

4. Potential threats or development plans that could impact the value of the proposed project:

The proposed 5,052 ± acre Rayonier tract is currently managed as a working forest and remains largely undeveloped. However, the surrounding region of Columbia County is experiencing increasing growth pressure associated with expansion from Lake City and the greater Jacksonville area. While the property is presently designated for agricultural use, its size, road access, and proximity to existing residential areas create long-term development potential.

Under current zoning and future land use designations, the tract could be subdivided into rural residential parcels or converted to more intensive uses. Incremental fragmentation into homesites would disrupt active timber management, reduce the economic viability of forestry operations, and permanently alter the landscape. In addition, the size and configuration of the property, combined with existing transmission infrastructure in the region, create potential for future utility-scale solar development. Such uses would significantly impact wildlife habitat connectivity, wetland integrity, aquifer recharge areas, and natural floodplain function.

Without protection, conversion to residential or commercial uses would fragment an important linkage within the Ocala-to-Osceola Wildlife Corridor and diminish its role as a buffer to adjacent conservation lands. Placement of a conservation easement on the property would eliminate these development pressures, ensure the long-term continuation of silvicultural operations, and preserve the tract's natural resource values and landscape-scale connectivity.

5. Local resolutions to the potential public acquisition of the project (if applicable):

N/A

6. Detail on how the project meets Florida Forever criteria [see Chapter 259.105(9) and (10), F.S.] and further the Florida Forever goals and performance measures [see Chapter 259.105(4), F.S.]. Refer to the application addendum on our website:

Acquisition of a conservation easement on the 5,052 ± acres Rayonier tract would further a number of the goals and measures of the Florida Forever Program:

Goal A: Enhance the coordination and completion of land acquisition projects, as measured by:

- The entire property is located in a priority area of the Florida Ecological Greenway Network (Wildlife Corridor), which contributes to the enhancement of essential natural resources, ecosystem service parcels, and connecting linkage corridors as identified and developed by the best available scientific analysis (Measure A1).
- The property would be protected through a less-than-fee acquisition of a Conservation Easement (A2)

Goal B: Increase the protection of Florida's biodiversity at the species, natural community, and landscape levels, as measured by:

- The property has been identified as a Strategic Habitat Conservation Area (Measure B1).
- The entire property has been identified as habitat for Florida's rarest species, including the Florida Black Bear (Measure B2).
- The entire property is located in a priority area of the Florida Ecological Greenway Network (Wildlife Corridor). Its acquisition would expand the protected area near the Raiford to Osceola Greenway Florida Forever Project (Measure B3).
- Pine Flatwoods and Upland Hardwood Forests are among the natural communities on the property identified as Underrepresented Natural Communities by FNAI (Measure B4)

Goal C: Protect, restore, and maintain the quality and natural functions of land, water, and wetland systems of the state, as measured by:

- Cypress, Hydric Pine Flatwoods, and Wetland Forests contribute to priorities for natural floodplain function and surface water resource protection, including natural and managed water storage features (Measures C4 and C5).
- Approximately 26% of the property is composed of ranked functional wetlands (Measure C8).

Goal D: Ensure that sufficient quantities of water are available to meet the current and future needs of natural systems and the citizens of the state, as measured by:

- The entire property is priority-ranked for aquifer recharge (Measure D3).

7. Whether the project is proposed for fee-simple or less-than-fee acquisition: A.) If a less-than fee acquisition is proposed, include a brief description of the current use(s) of the property. Also, include any known activities or property rights proposed to be acquired by the state and those proposed to be retained by the property owner. B.) If the project is proposed for fee simple acquisition, include the proposed land manager and a management commitment letter from the agency/entity upon application submittal. Applications for fee simple projects may be delayed if a management commitment from the recommended agency is not included.

The 5,052 ± acre Rayonier tract is proposed as a less-than-fee acquisition through a conservation easement. Under this structure, the State would acquire the development rights necessary to prevent subdivision and conversion to non-forest uses, while the landowner would retain fee title and continue active management of the property as a working forest.

The property is currently managed for silviculture and low-intensity recreational use. Ongoing activities include timber production, forest management, road maintenance, hunting, and general land stewardship consistent with regional forestry practices. Under the proposed easement, the landowner would retain the right to conduct sustainable forestry operations, utilize and maintain existing roads and infrastructure, and continue compatible recreational uses.

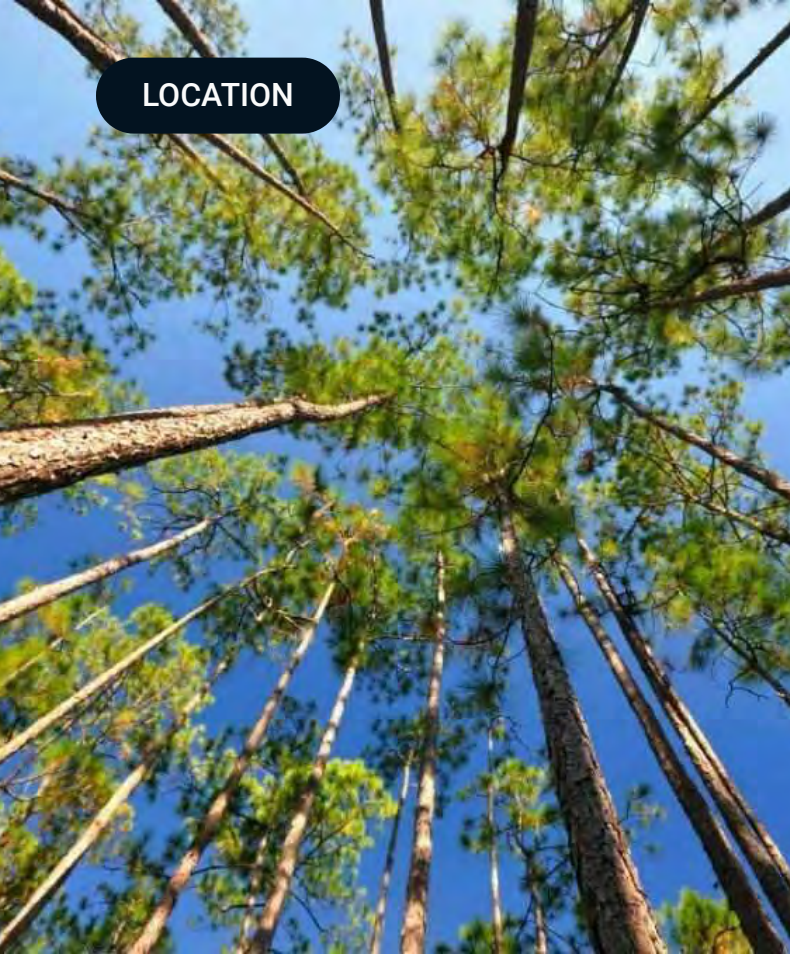
The State's acquisition of development rights would permanently restrict residential, commercial, and other incompatible forms of development, ensuring that the tract remains a contiguous working forest. This approach protects a priority area of the Florida Wildlife Corridor, prevents habitat fragmentation, and safeguards regional water resources, while allowing the property to remain economically productive and privately managed.

SPECIFICATIONS & FEATURES

Specifications & Features

Uplands / Wetlands:	3,728 ± Upland Acres (74%) / 1,325 ± Wetland Acres (26%)
Zoning / FLU:	Agriculture & Environmentally Sensitive Areas
Road Frontage:	3 ± Miles on SE Tyre Road; 2 ± Miles on SE County Line Rd; 1 ± Mile on SE Ethan Allen Rd
Nearest Point of Interest:	Lake City
Current Use:	Silviculture & Recreation
Potential Recreational / Alt Uses:	Smaller Homesites or Utility Scale Solar
Land Cover:	Forest Regeneration Area (3343 ± Ac); Mixed Wetland Hardwoods (596 ± Ac); Wetland Forested Mixed (388 ± Ac); Coniferous Plantations (304 ± Ac); Mixed Scrub-Shrub Wetland (173 ± Ac); Hydric Pine Flatwoods (124 ± Ac); Cypress (36 ± Ac); Upland Hardwood Forest (7 ± Ac); Freshwater Marshes (6 ± Ac); Cropland and Pastureland (4 ± Ac); Woodland Pasture (3 ± Ac)

LOCATION



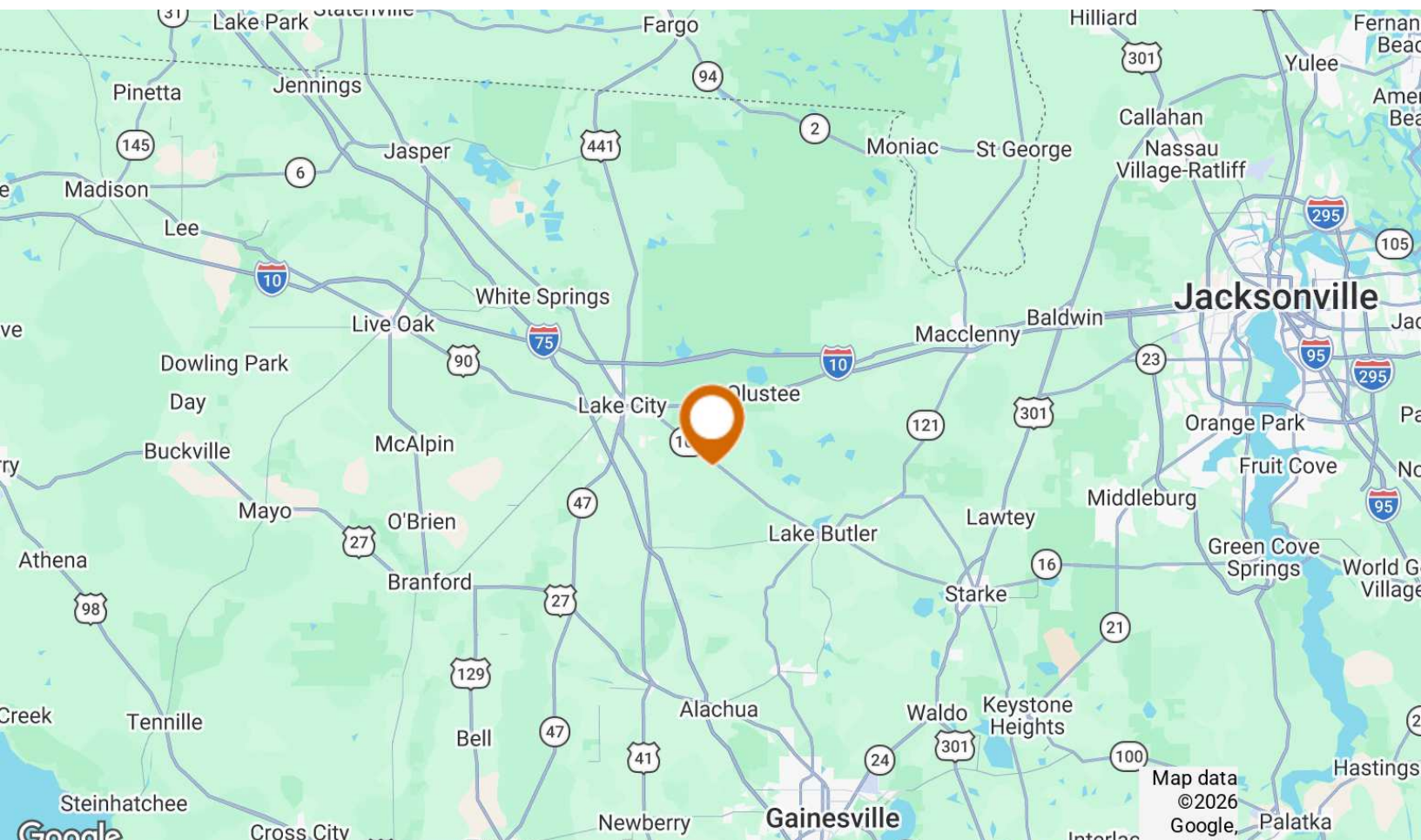
Location & Driving Directions

Parcel: Multiple

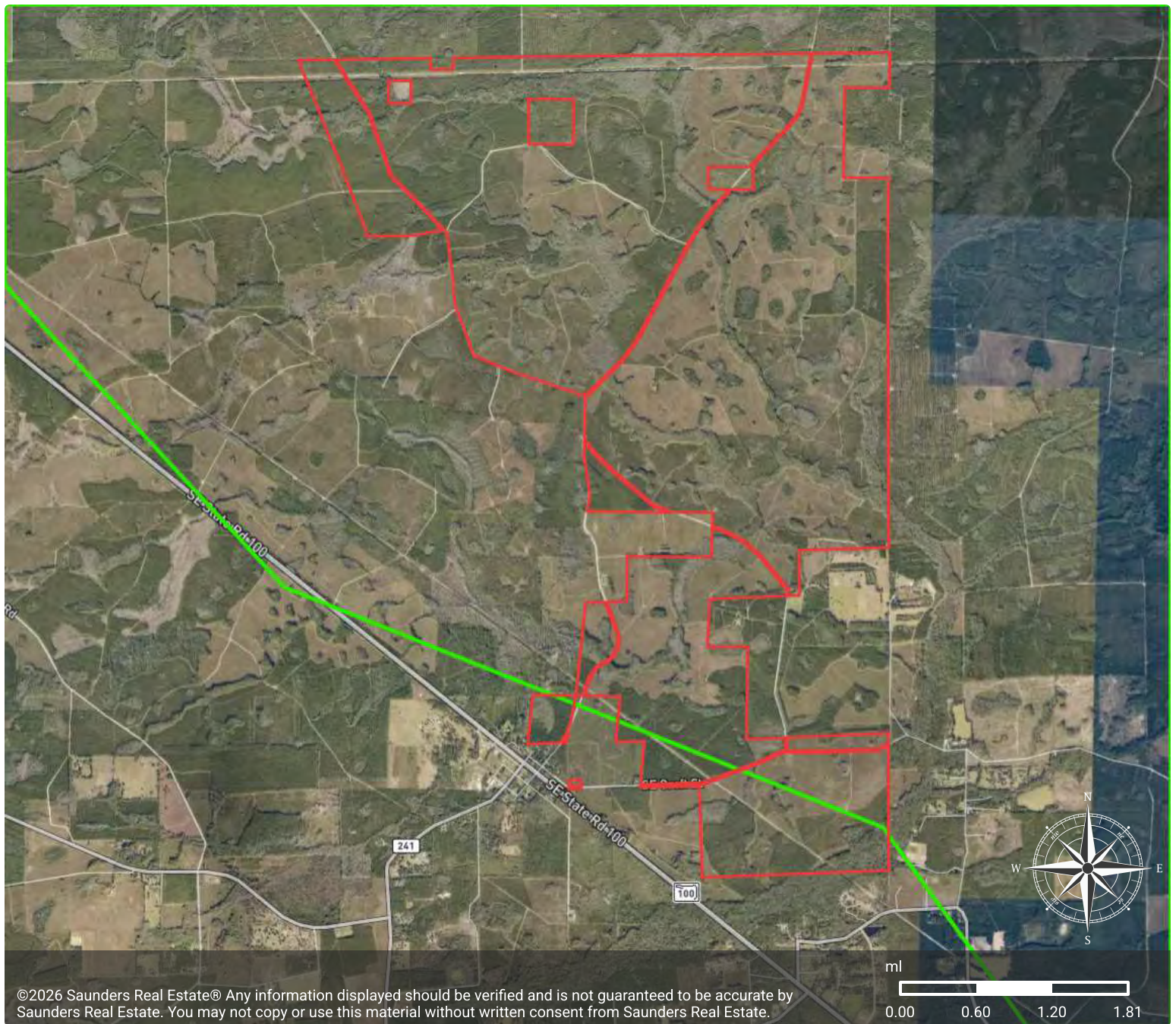
GPS: 30.1627582, -82.5068972

Driving Directions: Contact Dean Saunders

Showing Instructions: Contact Dean Saunders



SECTION 3
Maps



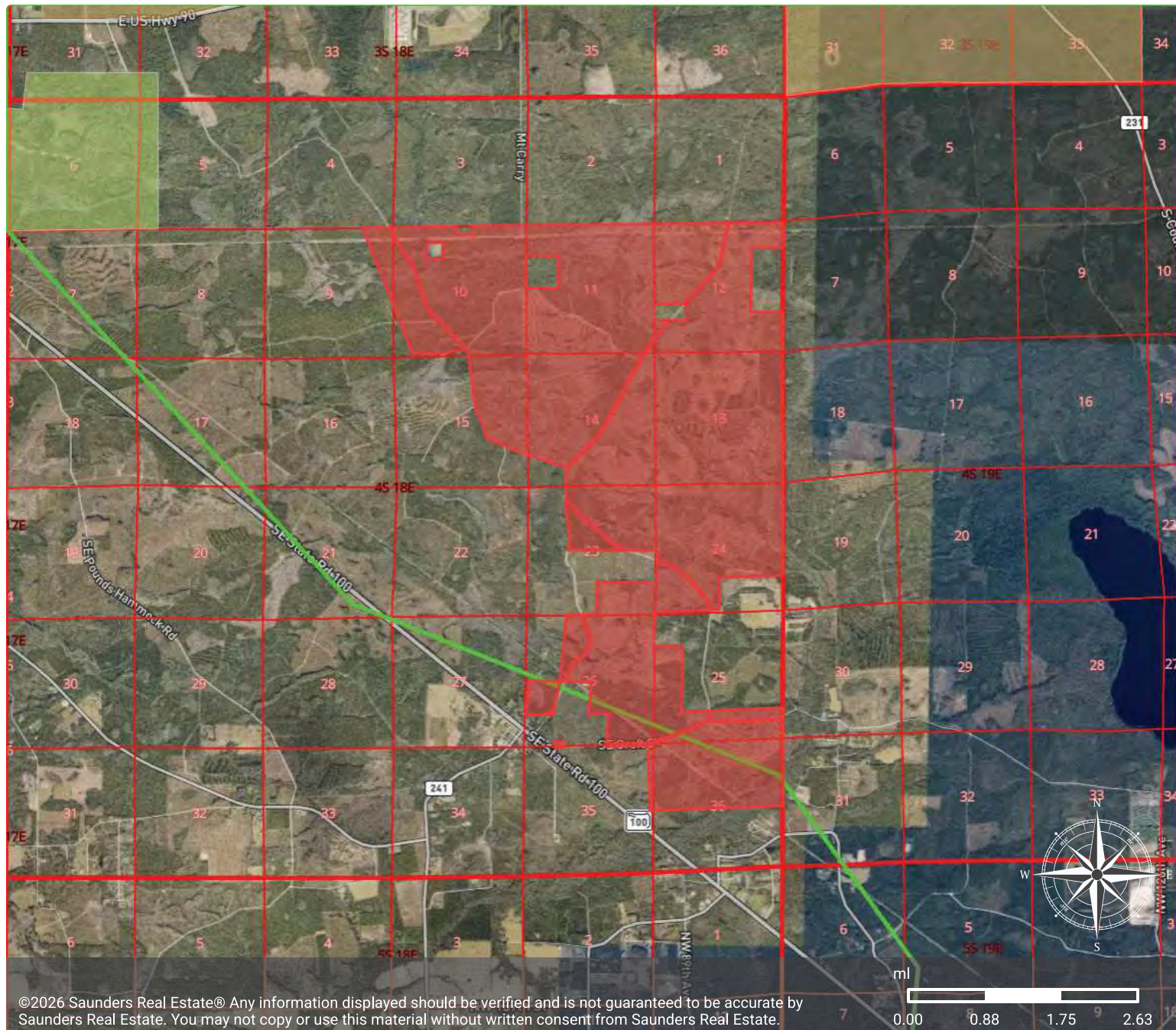
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Subject Site



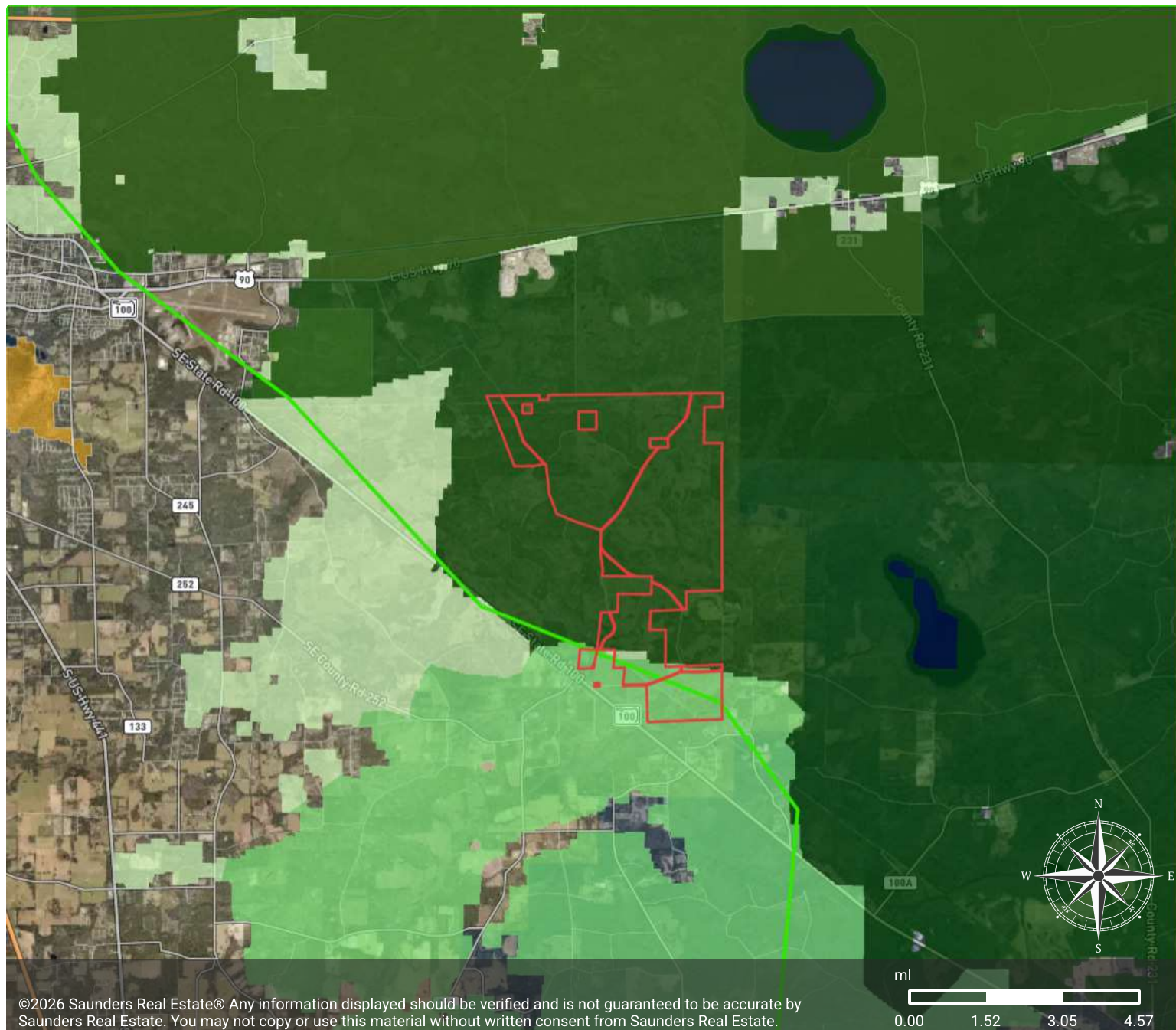
- Subject Site
- Conservation Lands (FLMA): State
- Ocala-to-Osceola Wildlife Corridor



Vicinity



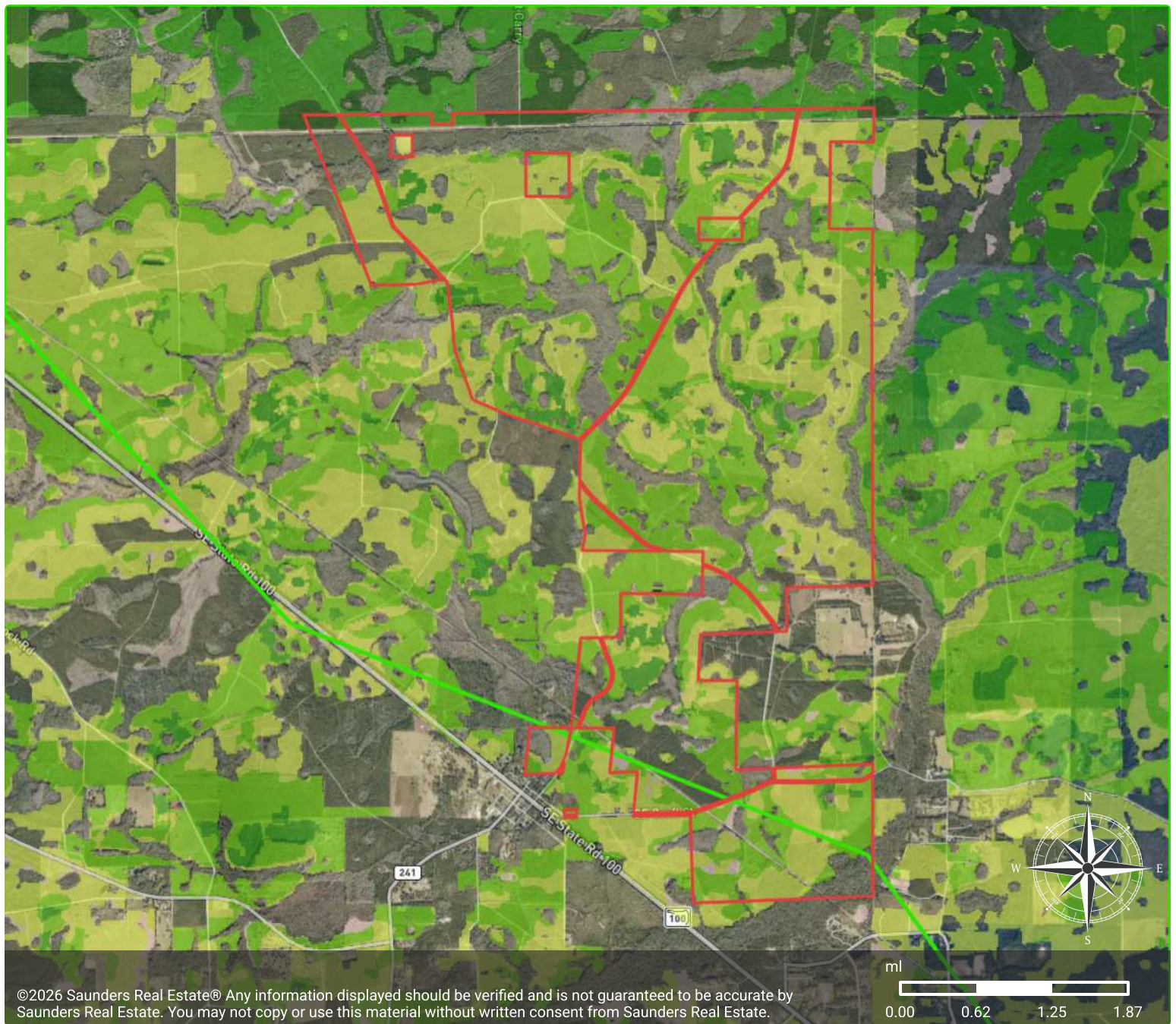
- Subject Site
- Conservation Lands (FLMA): State
- Conservation Lands (FLMA): Federal
- Ocala-to-Osceola Wildlife Corridor
- Section
- Township/Range



Florida Ecological Greenway Network



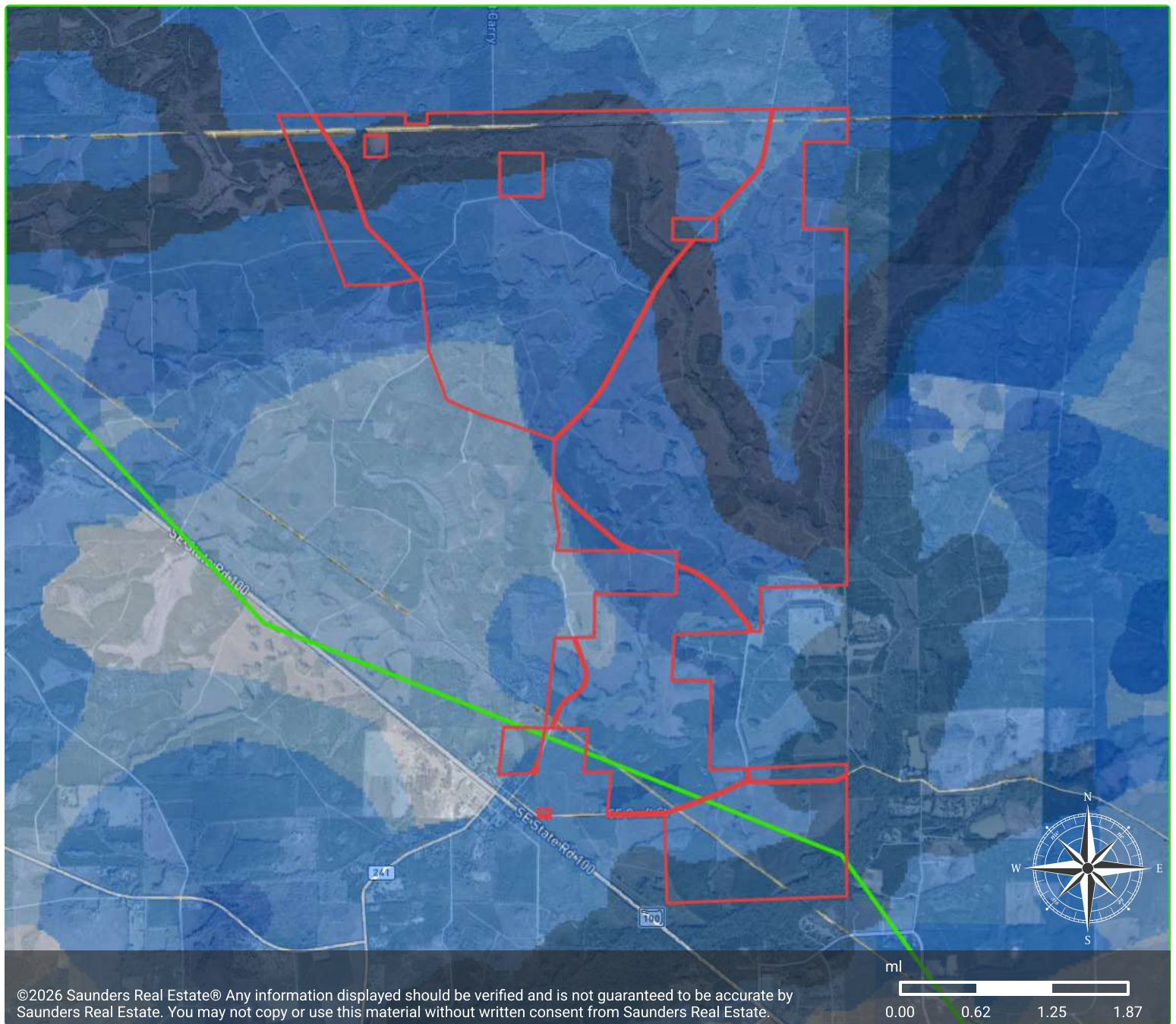
- Subject Site
- Ecological Greenways: Priority 1 (Highest)
- Ecological Greenways: Priority 2
- Ecological Greenways: Priority 4
- Ecological Greenways: Priority 5
- Conservation Lands (FLMA): Private
- Conservation Lands (FLMA): State
- Conservation Lands (FLMA): Federal
- Conservation Lands (FLMA): Local



Sustainable Forestry



- Subject Site
- Conservation Lands (FLMA): State
- Sustainable Forestry: Priority 1 (Highest)
- Sustainable Forestry: Priority 2
- Sustainable Forestry: Priority 3
- Sustainable Forestry: Priority 4
- Sustainable Forestry: Priority 5
- Ocala-to-Osceola Wildlife Corridor



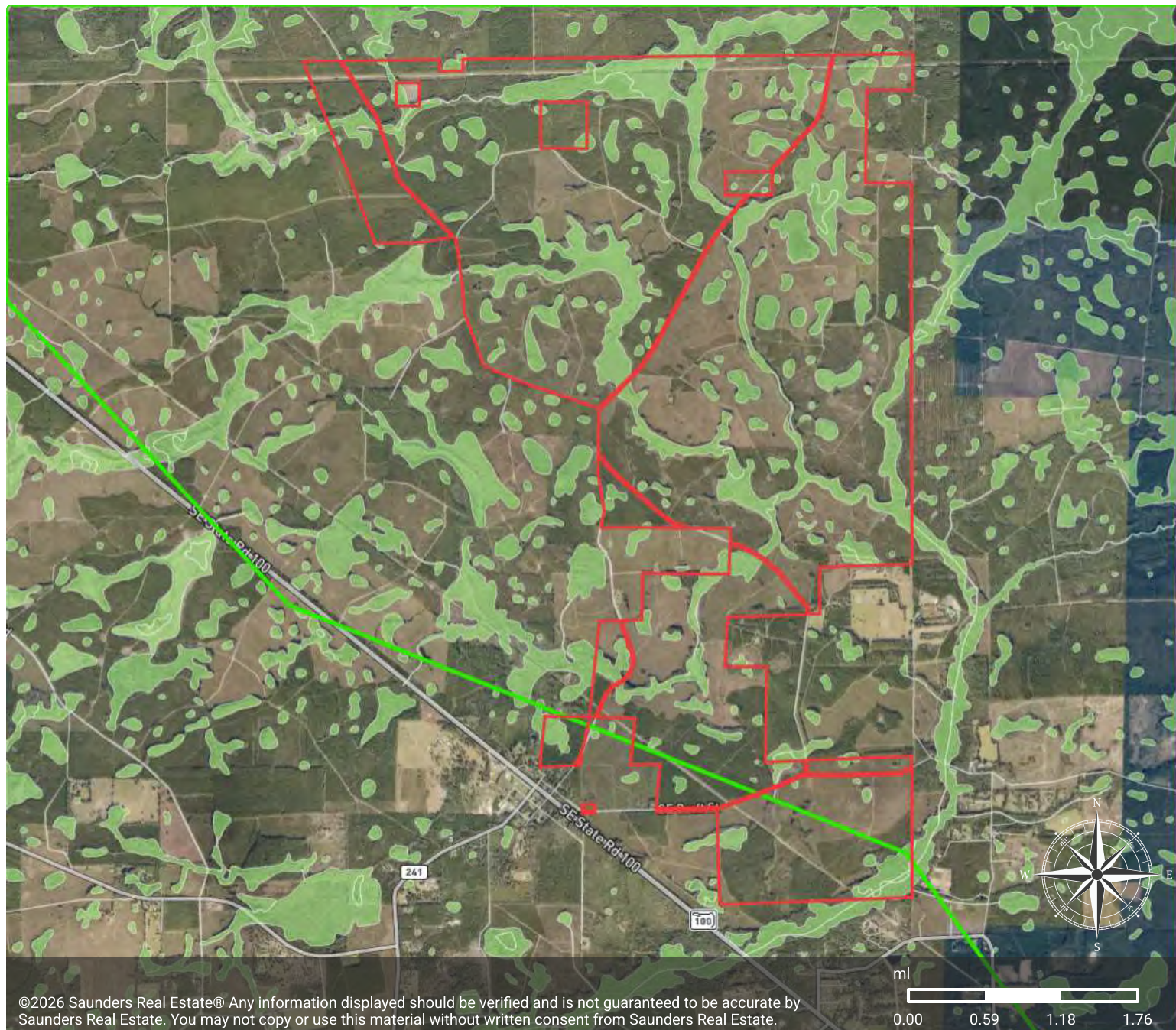
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Significant Surface Waters



- Subject Site
- Significant Surface Waters: Priority 2
- Significant Surface Waters: Priority 3
- Significant Surface Waters: Priority 4
- Significant Surface Waters: Priority 5
- Significant Surface Waters: Priority 6
- Significant Surface Waters: Priority 7
- Ocala-to-Osceola Wildlife Corridor



Wetlands



- Subject Site
- Conservation Lands (FLMA): State
- Ocala-to-Osceola Wildlife Corridor
- Wetlands NWI: Palustrine
- Wetlands NWI: Riverine



SECTION 4

Property Records

##	PIN	Acres	Just Value
1	104S1810358000	604.82	\$1,512,050
2	094S1810355001	61.58	\$153,950
3	244S1810402000	558.00	\$1,395,000
4	234S1810397001	221.89	\$554,725
5	114S1810360000	20.00	\$70,000
6	124S1810363000	540.00	\$1,350,000
7	114S1810360001	574.00	\$1,435,000
8	154S1810366001	180.15	\$450,375
9	144S1810365000	608.21	\$1,520,525
10	134S1810364000	637.00	\$1,592,500
11	234S1810397003	71.80	\$179,500
12	264S1810407000	407.00	\$1,017,500
13	254S1810406000	240.00	\$600,000
14	364S1810559000	320.00	\$800,000
15	264S1810412000	9.33	\$41,985
Total (15)		5,053.78	\$12,673,110

Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 4/9/2026

Parcel: << 09-4S-18-10355-001 (38332) >>

Owner & Property Info

Result: 1 of 1

Owner

RAYONIER FOREST RESOURCES LP
1 RAYONIER WAY
WILDLIGHT, FL 32097

Site

Description*

BEG NE COR OF SEC, S 3706.31 FT, N 22 DEG W 716.27 FT, N 22 DEG W 3261.89 FT TO N LINE OF SEC, E 1473.66 FT TO POB. (TRACT 2). 72-393, 120-290, 173-454, 618-693, 646-779, 905-2653, QC 937-2588, WD 1036-1405, WD 1128-2093, PR 1143-2058, WD 1164-383, 1183-1 ...more>>>

Area

61.58 AC

S/T/R

09-4S-18

Use Code**

TIMBERLAND 70-79 (5600)

Tax District

3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$25,504	Ag Land	\$25,504
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$153,950	Just	\$153,950
Class	\$25,504	Class	\$25,504
Appraised	\$25,504	Appraised	\$25,504
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$25,504	Assessed	\$25,504
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$25,504 city:\$0 other:\$0 school:\$25,504	Total Taxable	county:\$25,504 city:\$0 other:\$0 school:\$25,504

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/24/2020	\$0	1410 / 1525	WD	V	U	11

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

Extra Features & Out Buildings

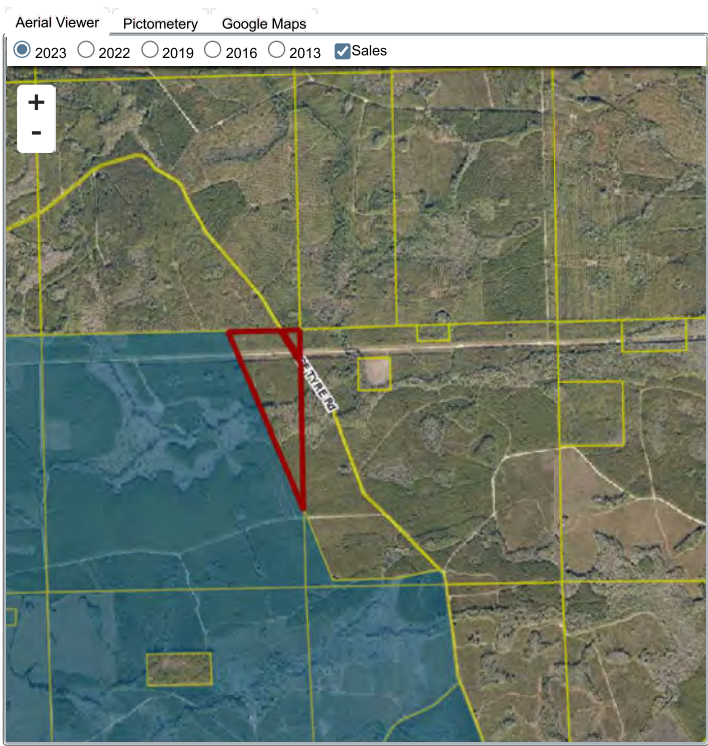
Code	Desc	Year Blt	Value	Units	Dims
N O N E					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5500	TIMBER 2 (AG)	50.000 AC	1.0000/1.0000 1.0000/ /	\$445 /AC	\$22,250
5600	TIMBER 3 (AG)	11.580 AC	1.0000/1.0000 1.0000/ /	\$281 /AC	\$3,254
9910	MKT.VAL.AG (MKT)	61.580 AC	1.0000/1.0000 1.0000/ /	\$2,500 /AC	\$153,950

Search Result: 1 of 1

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Parcel: << 10-4S-18-10358-000 (38335) >>

Owner & Property Info

Result: 1 of 1

Owner	RAYONIER FOREST RESOURCES LP 1 RAYONIER WAY WILDLIGHT, FL 32097		
Site			
Description*	ALL EX N1/2 OF NW1/4 OF NW1/4 OF NE1/4 & EX SW1/4 OF NE1/4 OF NW1/4. (TRACT 2) EX 20.18 AC DESC IN WD 1410-1502, 72-393, 120-290, 173-454, 618-693, 646-779, 905-2653, QC 937-2588, WD 1036-1405, WD 1128-2093, PR 1143-2058, WD 1164-383, 1183-1237, 1387-308, ...more>>>		
Area	604.82 AC	S/T/R	10-4S-18
Use Code**	TIMBERLAND 80-89 (5500)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$256,025	Ag Land	\$256,025
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$1,512,050	Just	\$1,512,050
Class	\$256,025	Class	\$256,025
Appraised	\$256,025	Appraised	\$256,025
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$256,025	Assessed	\$256,025
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$256,025	Total Taxable	county:\$256,025
	city:\$0		city:\$0
	other:\$0		other:\$0
	school:\$256,025		school:\$256,025

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/24/2020	\$0	1410 / 1525	WD	V	U	11
8/4/2013	\$100	1259 / 1962	WD	V	U	30
12/15/2008	\$100	1164 / 383	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5500	TIMBER 2 (AG)	524.820 AC	1.0000/1.0000 1.0000/ /	\$445 /AC	\$233,545
5600	TIMBER 3 (AG)	80.000 AC	1.0000/1.0000 1.0000/ /	\$281 /AC	\$22,480
9910	MKT.VAL.AG (MKT)	604.820 AC	1.0000/1.0000 1.0000/ /	\$2,500 /AC	\$1,512,050

Search Result: 1 of 1

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Parcel: << 23-4S-18-10397-001 (38399) >>

Owner & Property Info

Result: 1 of 1

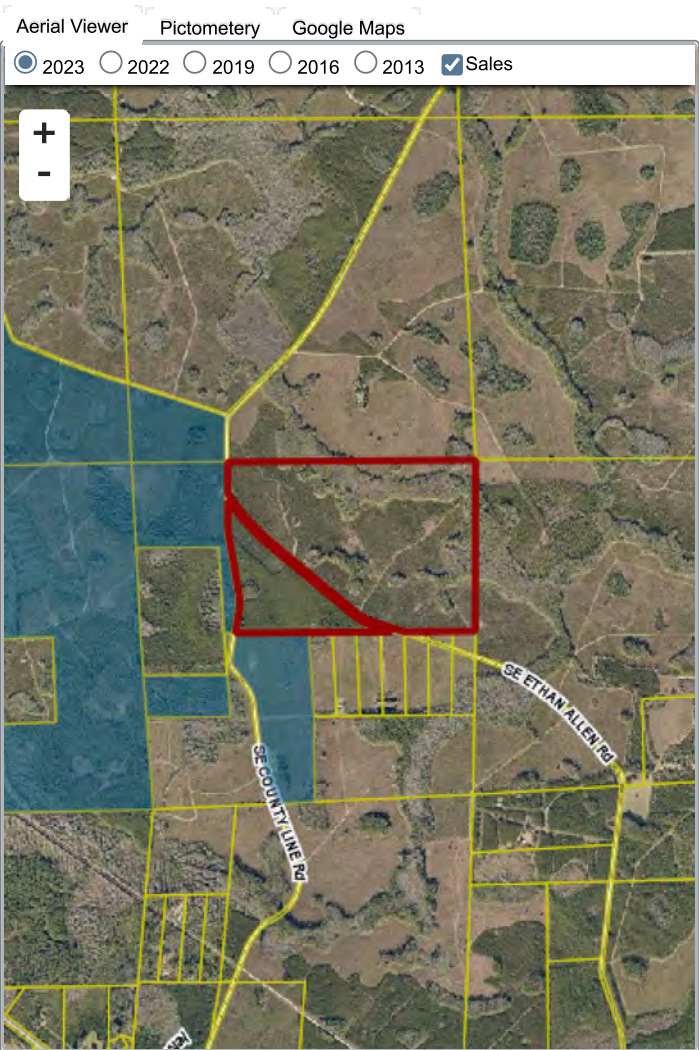
Owner	RAYONIER FOREST RESOURCES LP 1 RAYONIER WAY WILDLIGHT, FL 32097		
Site			
Description*	N1/2 LYING E OF SE COUNTY LINE RD. (TRACT 2). DB 72-PG 393, 120-290, 173-454, 618-693, 646-779, 905-2653, QC 937-2588, WD 1036-1405, WD 1128-2093, PR 1143-2058, WD 1164-383, 1183-1237, 1387-308, WD 1410-1525		
Area	221.89 AC	S/T/R	23-4S-18
Use Code**	TIMBERLAND 80-89 (5500)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$90,787	Ag Land	\$90,787
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$554,725	Just	\$554,725
Class	\$90,787	Class	\$90,787
Appraised	\$90,787	Appraised	\$90,787
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$90,787	Assessed	\$90,787
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$90,787 city:\$0 other:\$0 school:\$90,787	Total Taxable	county:\$90,787 city:\$0 other:\$0 school:\$90,787

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/24/2020	\$0	1410 / 1525	WD	V	U	11

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5500	TIMBER 2 (AG)	173.390 AC	1.0000/1.0000 1.0000/ /	\$445 /AC	\$77,159
5600	TIMBER 3 (AG)	48.500 AC	1.0000/1.0000 1.0000/ /	\$281 /AC	\$13,628
9910	MKT.VAL.AG (MKT)	221.890 AC	1.0000/1.0000 1.0000/ /	\$2,500 /AC	\$554,725

Search Result: 1 of 1

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Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 4/9/2026

Parcel: << 12-4S-18-10363-000 (38342) >>

Owner & Property Info

Result: 1 of 1

Owner	RAYONIER FOREST RESOURCES LP 1 RAYONIER WAY WILDLIGHT, FL 32097		
Site			
Description*	ALL EX S1/2 OF NW1/4 OF SW1/4 & EX NE1/4 OF SE1/4 & EX SE1/4 OF NE1/4. (TRACT 2). 72-393, 120-290, 173-454, 618-693, 646-779, 905-2653, QC 937-2588, WD 1036-1405, WD 1128-2093, PR 1143-2058, WD 1164-383, WD 1183-1237, 1387-308, WD 1410-1525		
Area	540 AC	S/T/R	12-4S-18
Use Code**	TIMBERLAND 60-69 (5700)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

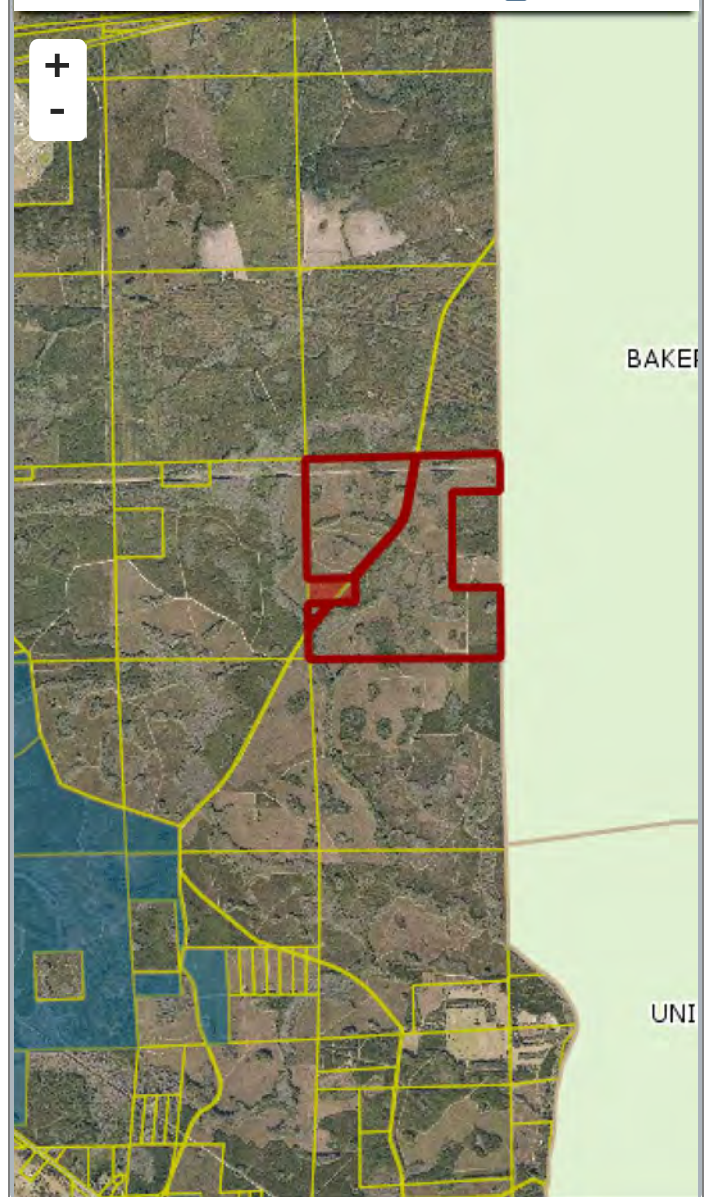
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$120,510	Ag Land	\$120,510
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$1,350,000	Just	\$1,350,000
Class	\$120,510	Class	\$120,510
Appraised	\$120,510	Appraised	\$120,510
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$120,510	Assessed	\$120,510
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$120,510 city:\$0 other:\$0 school:\$120,510	Total Taxable	county:\$120,510 city:\$0 other:\$0 school:\$120,510

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

☒ 2023 ☐ 2022 ☐ 2019 ☐ 2016 ☐ 2013 ☒ Sales


▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/24/2020	\$0	1410 / 1525	WD	V	U	11
8/4/2013	\$100	1259 / 1962	WD	V	U	30
12/15/2008	\$100	1164 / 383	WD	V	Q	03

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

▼ Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5500	TIMBER 2 (AG)	103.000 AC	1.0000/1.0000 1.0000/ /	\$445 /AC	\$45,835
5600	TIMBER 3 (AG)	93.000 AC	1.0000/1.0000 1.0000/ /	\$281 /AC	\$26,133
5700	TIMBER 4 (AG)	186.000 AC	1.0000/1.0000 1.0000/ /	\$227 /AC	\$42,222
5910	SWAMP/CYPRESS (AG)	158.000 AC	1.0000/1.0000 1.0000/ /	\$40 /AC	\$6,320
9910	MKT.VAL.AG (MKT)	540.000 AC	1.0000/1.0000 1.0000/ /	\$2,500 /AC	\$1,350,000

Search Result: 1 of 1

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Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 4/9/2026

Parcel: << 12-4S-18-10363-000 (38342) >>

Owner & Property Info

Result: 1 of 1

Owner	RAYONIER FOREST RESOURCES LP 1 RAYONIER WAY WILDLIGHT, FL 32097		
Site			
Description*	ALL EX S1/2 OF NW1/4 OF SW1/4 & EX NE1/4 OF SE1/4 & EX SE1/4 OF NE1/4. (TRACT 2). 72-393, 120-290, 173-454, 618-693, 646-779, 905-2653, QC 937-2588, WD 1036-1405, WD 1128-2093, PR 1143-2058, WD 1164-383, WD 1183-1237, 1387-308, WD 1410-1525		
Area	540 AC	S/T/R	12-4S-18
Use Code**	TIMBERLAND 60-69 (5700)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

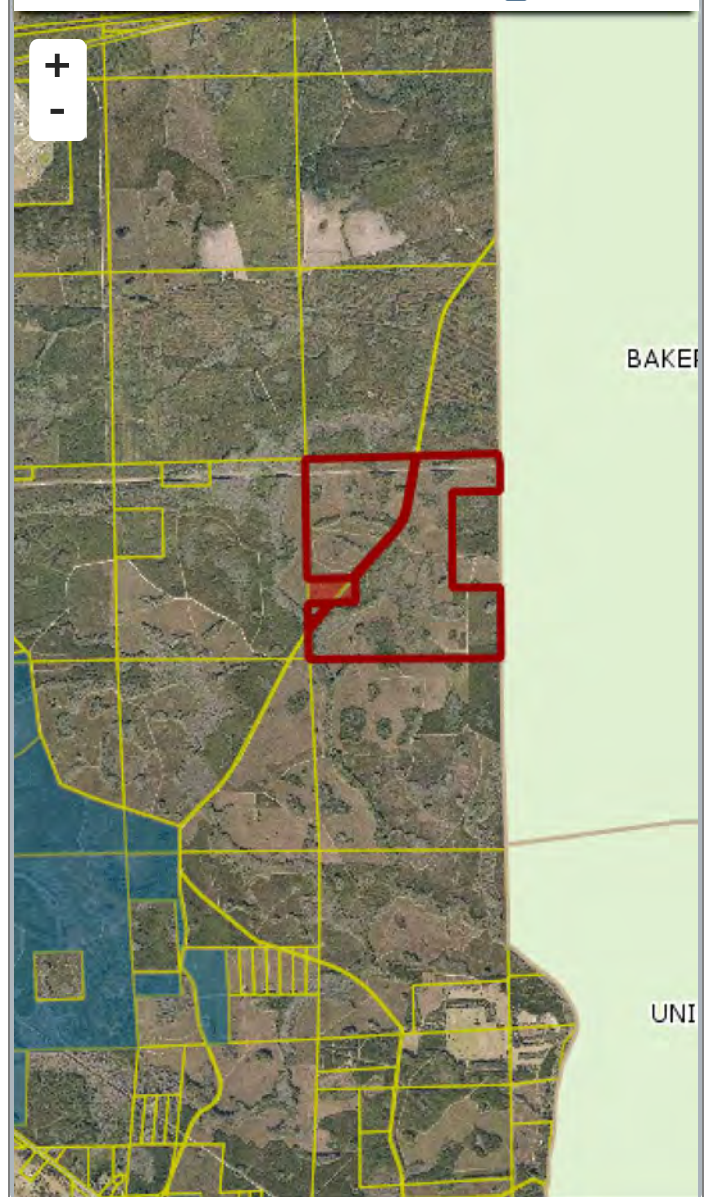
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$120,510	Ag Land	\$120,510
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$1,350,000	Just	\$1,350,000
Class	\$120,510	Class	\$120,510
Appraised	\$120,510	Appraised	\$120,510
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$120,510	Assessed	\$120,510
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$120,510 city:\$0 other:\$0 school:\$120,510	Total Taxable	county:\$120,510 city:\$0 other:\$0 school:\$120,510

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

☒ 2023 ☐ 2022 ☐ 2019 ☐ 2016 ☐ 2013 ☒ Sales


Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/24/2020	\$0	1410 / 1525	WD	V	U	11
8/4/2013	\$100	1259 / 1962	WD	V	U	30
12/15/2008	\$100	1164 / 383	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5500	TIMBER 2 (AG)	103.000 AC	1.0000/1.0000 1.0000/ /	\$445 /AC	\$45,835
5600	TIMBER 3 (AG)	93.000 AC	1.0000/1.0000 1.0000/ /	\$281 /AC	\$26,133
5700	TIMBER 4 (AG)	186.000 AC	1.0000/1.0000 1.0000/ /	\$227 /AC	\$42,222
5910	SWAMP/CYPRESS (AG)	158.000 AC	1.0000/1.0000 1.0000/ /	\$40 /AC	\$6,320
9910	MKT.VAL.AG (MKT)	540.000 AC	1.0000/1.0000 1.0000/ /	\$2,500 /AC	\$1,350,000

Search Result: 1 of 1

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Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 4/9/2026

Parcel: << 13-4S-18-10364-000 (38343) >>

Owner & Property Info

Result: 1 of 1

Owner	RAYONIER FOREST RESOURCES LP 1 RAYONIER WAY WILDLIGHT, FL 32097		
Site			
Description*	ALL. (TRACT 2). 72-393, 120-290, 173-454, 618-693, 646-779, 905-2653, QC 937-2588, WD 1036-1405, WD 1128-2093, PR 1143-2058, WD 1164-383, 1183-1237, 1387-308, WD 1410-1525		
Area	637 AC	S/T/R	13-4S-18
Use Code**	TIMBERLAND 60-69 (5700)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$147,540	Ag Land	\$147,540
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$1,592,500	Just	\$1,592,500
Class	\$147,540	Class	\$147,540
Appraised	\$147,540	Appraised	\$147,540
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$147,540	Assessed	\$147,540
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$147,540 city:\$0 other:\$0 school:\$147,540	Total Taxable	county:\$147,540 city:\$0 other:\$0 school:\$147,540

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

☒ 2023 ☐ 2022 ☐ 2019 ☐ 2016 ☐ 2013 ☒ Sales


Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/24/2020	\$0	1410 / 1525	WD	V	U	11
8/4/2013	\$100	1259 / 1962	WD	V	U	30
12/15/2008	\$100	1164 / 383	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
------	------	-------	-------------	----------	------------

5500	TIMBER 2 (AG)	80.000 AC	1.0000/1.0000 1.0000/ /	\$445 /AC	\$35,600
5600	TIMBER 3 (AG)	199.000 AC	1.0000/1.0000 1.0000/ /	\$281 /AC	\$55,919
5700	TIMBER 4 (AG)	223.000 AC	1.0000/1.0000 1.0000/ /	\$227 /AC	\$50,621
5910	SWAMP/CYPRESS (AG)	135.000 AC	1.0000/1.0000 1.0000/ /	\$40 /AC	\$5,400
9910	MKT.VAL.AG (MKT)	637.000 AC	1.0000/1.0000 1.0000/ /	\$2,500 /AC	\$1,592,500

Search Result: 1 of 1

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Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 4/9/2026

Parcel: << 14-4S-18-10365-000 (38344) >>

Owner & Property Info

Result: 1 of 1

Owner	RAYONIER FOREST RESOURCES LP 1 RAYONIER WAY WILDLIGHT, FL 32097		
Site			
Description*	ALL (TRACT 2) EX 31.79 AC DESC IN WD 1410-1502. 72-393, 120-290, 173-454, 618-693, 646-779, 905-2653, QC 937-2588, WD 1036-1405, WD 1128-2093, PR 1143-2053, WD 1164-383, 1183-1237, 1387-308, WD 1410-1525,		
Area	608.21 AC	S/T/R	14-4S-18
Use Code**	TIMBERLAND 80-89 (5500)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

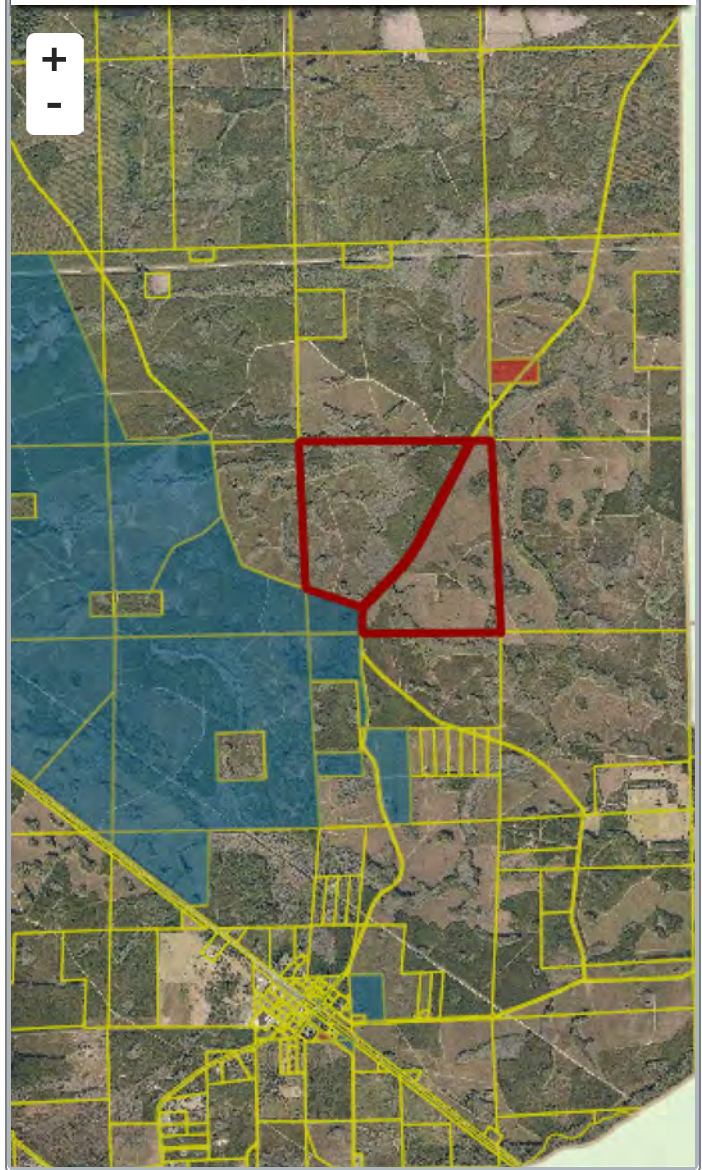
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$250,973	Ag Land	\$250,973
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$1,520,525	Just	\$1,520,525
Class	\$250,973	Class	\$250,973
Appraised	\$250,973	Appraised	\$250,973
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$250,973	Assessed	\$250,973
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$250,973 city:\$0 other:\$0 school:\$250,973	Total Taxable	county:\$250,973 city:\$0 other:\$0 school:\$250,973

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

☒ 2023 ☐ 2022 ☐ 2019 ☐ 2016 ☐ 2013 ☒ Sales


Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/24/2020	\$0	1410 / 1525	WD	V	U	11
8/4/2013	\$100	1259 / 1962	WD	V	U	30
12/15/2008	\$100	1164 / 383	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5500	TIMBER 2 (AG)	488.210 AC	1.0000/1.0000 1.0000/ /	\$445 /AC	\$217,253
5600	TIMBER 3 (AG)	120.000 AC	1.0000/1.0000 1.0000/ /	\$281 /AC	\$33,720
9910	MKT.VAL.AG (MKT)	608.210 AC	1.0000/1.0000 1.0000/ /	\$2,500 /AC	\$1,520,525

Search Result: 1 of 1

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Columbia County Property Appraiser

Jeff Hampton

2026 Working Values
updated: 4/9/2026

Parcel: << 15-4S-18-10366-001 (38347) >>

Owner & Property Info

Result: 1 of 1

Owner	RAYONIER FOREST RESOURCES LP 1 RAYONIER WAY WILDLIGHT, FL 32097		
Site			
Description*	ALL OF SEC LYING N & E OF SE TYRE RD. (TRACT 2). 72-393, 120-290, 173-454, 618-693, 646-779, 905-2653, QC 937-2588, WD 1036-1405, WD 1128-2093, PR 1143-2058, WD 1164-383, 1183-1237, 1387-308, WD 1410-1525		
Area	180.15 AC	S/T/R	15-4S-18
Use Code**	TIMBERLAND 80-89 (5500)	Tax District	3
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.			
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.			

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$72,106	Ag Land	\$72,106
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$450,375	Just	\$450,375
Class	\$72,106	Class	\$72,106
Appraised	\$72,106	Appraised	\$72,106
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$72,106	Assessed	\$72,106
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$72,106 city:\$0 other:\$0 school:\$72,106	Total Taxable	county:\$72,106 city:\$0 other:\$0 school:\$72,106

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/24/2020	\$0	1410 / 1525	WD	V	U	11

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
N O N E					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5500	TIMBER 2 (AG)	131.000 AC	1.0000/1.0000 1.0000/ /	\$445 /AC	\$58,295
5600	TIMBER 3 (AG)	49.150 AC	1.0000/1.0000 1.0000/ /	\$281 /AC	\$13,811
9910	MKT.VAL.AG (MKT)	180.150 AC	1.0000/1.0000 1.0000/ /	\$2,500 /AC	\$450,375

Search Result: 1 of 1

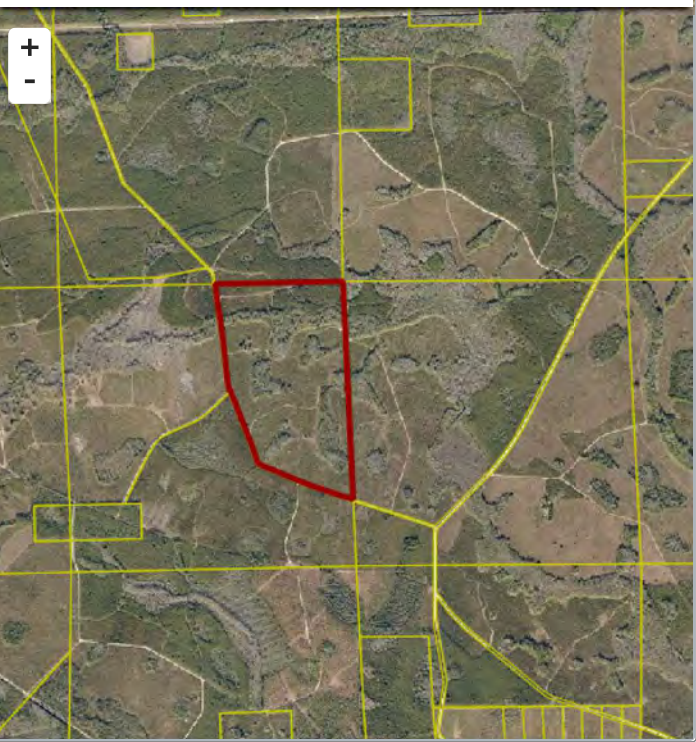
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GrizzlyLogic

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Parcel: << 23-4S-18-10397-001 (38399) >>

Owner & Property Info

Result: 1 of 1

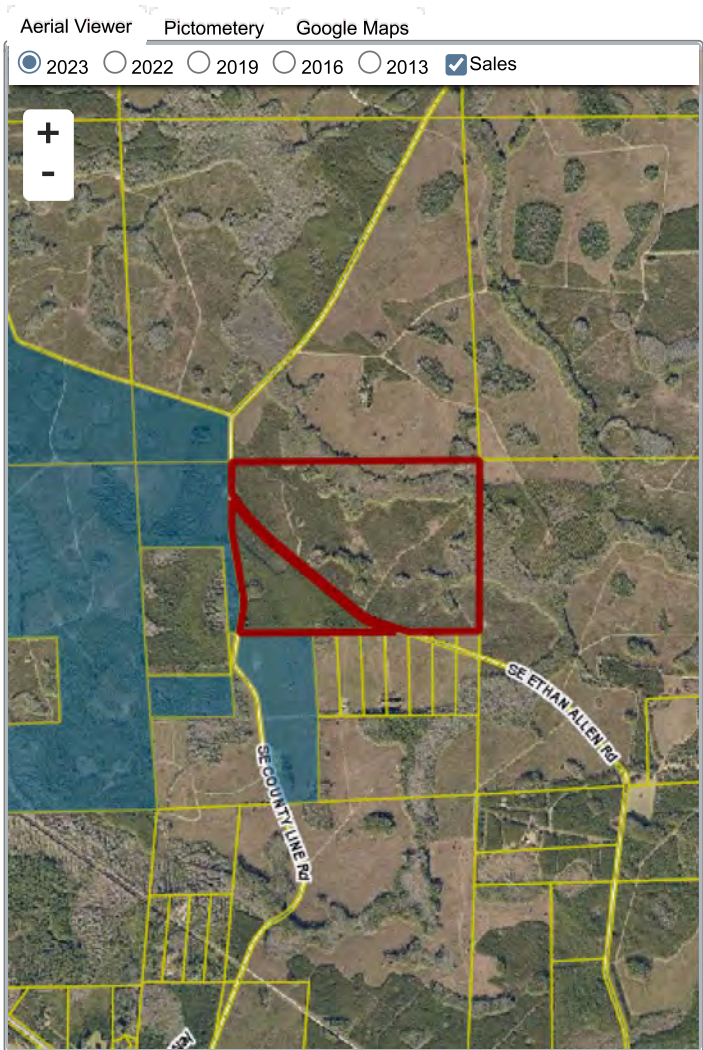
Owner	RAYONIER FOREST RESOURCES LP 1 RAYONIER WAY WILDLIGHT, FL 32097		
Site			
Description*	N1/2 LYING E OF SE COUNTY LINE RD. (TRACT 2). DB 72-PG 393, 120-290, 173-454, 618-693, 646-779, 905-2653, QC 937-2588, WD 1036-1405, WD 1128-2093, PR 1143-2058, WD 1164-383, 1183-1237, 1387-308, WD 1410-1525		
Area	221.89 AC	S/T/R	23-4S-18
Use Code**	TIMBERLAND 80-89 (5500)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$90,787	Ag Land	\$90,787
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$554,725	Just	\$554,725
Class	\$90,787	Class	\$90,787
Appraised	\$90,787	Appraised	\$90,787
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$90,787	Assessed	\$90,787
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$90,787 city:\$0 other:\$0 school:\$90,787	Total Taxable	county:\$90,787 city:\$0 other:\$0 school:\$90,787

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/24/2020	\$0	1410 / 1525	WD	V	U	11

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5500	TIMBER 2 (AG)	173.390 AC	1.0000/1.0000 1.0000/ /	\$445 /AC	\$77,159
5600	TIMBER 3 (AG)	48.500 AC	1.0000/1.0000 1.0000/ /	\$281 /AC	\$13,628
9910	MKT.VAL.AG (MKT)	221.890 AC	1.0000/1.0000 1.0000/ /	\$2,500 /AC	\$554,725

Search Result: 1 of 1

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Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 4/9/2026

Parcel: << 13-4S-18-10364-000 (38343) >>

Owner & Property Info

Result: 1 of 1

Owner	RAYONIER FOREST RESOURCES LP 1 RAYONIER WAY WILDLIGHT, FL 32097		
Site			
Description*	ALL. (TRACT 2). 72-393, 120-290, 173-454, 618-693, 646-779, 905-2653, QC 937-2588, WD 1036-1405, WD 1128-2093, PR 1143-2058, WD 1164-383, 1183-1237, 1387-308, WD 1410-1525		
Area	637 AC	S/T/R	13-4S-18
Use Code**	TIMBERLAND 60-69 (5700)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$147,540	Ag Land	\$147,540
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$1,592,500	Just	\$1,592,500
Class	\$147,540	Class	\$147,540
Appraised	\$147,540	Appraised	\$147,540
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$147,540	Assessed	\$147,540
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$147,540 city:\$0 other:\$0 school:\$147,540	Total Taxable	county:\$147,540 city:\$0 other:\$0 school:\$147,540

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

☒ 2023 ☐ 2022 ☐ 2019 ☐ 2016 ☐ 2013 ☒ Sales


Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/24/2020	\$0	1410 / 1525	WD	V	U	11
8/4/2013	\$100	1259 / 1962	WD	V	U	30
12/15/2008	\$100	1164 / 383	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
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5500	TIMBER 2 (AG)	80.000 AC	1.0000/1.0000 1.0000/ /	\$445 /AC	\$35,600
5600	TIMBER 3 (AG)	199.000 AC	1.0000/1.0000 1.0000/ /	\$281 /AC	\$55,919
5700	TIMBER 4 (AG)	223.000 AC	1.0000/1.0000 1.0000/ /	\$227 /AC	\$50,621
5910	SWAMP/CYPRESS (AG)	135.000 AC	1.0000/1.0000 1.0000/ /	\$40 /AC	\$5,400
9910	MKT.VAL.AG (MKT)	637.000 AC	1.0000/1.0000 1.0000/ /	\$2,500 /AC	\$1,592,500

Search Result: 1 of 1

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Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 4/9/2026

Parcel: << **24-4S-18-10402-000 (38413)** >>

Owner & Property Info

Result: 1 of 1

Owner	RAYONIER FOREST RESOURCES LP 1 RAYONIER WAY WILDLIGHT, FL 32097		
Site			
Description*	ALL EX S1/2 OF SE1/4.(TRACT 2). 72-393, 120-290, 173-454, 618-693, 646-779, 905-2653, QC 937-2588, WD 1036-1405, WD 1128-2093, PR 1143-2058, WD 1164-383, 1183-1237, 1387- 308, WD 1410-1525		
Area	558 AC	S/T/R	24-4S-18
Use Code**	TIMBERLAND 70-79 (5600)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

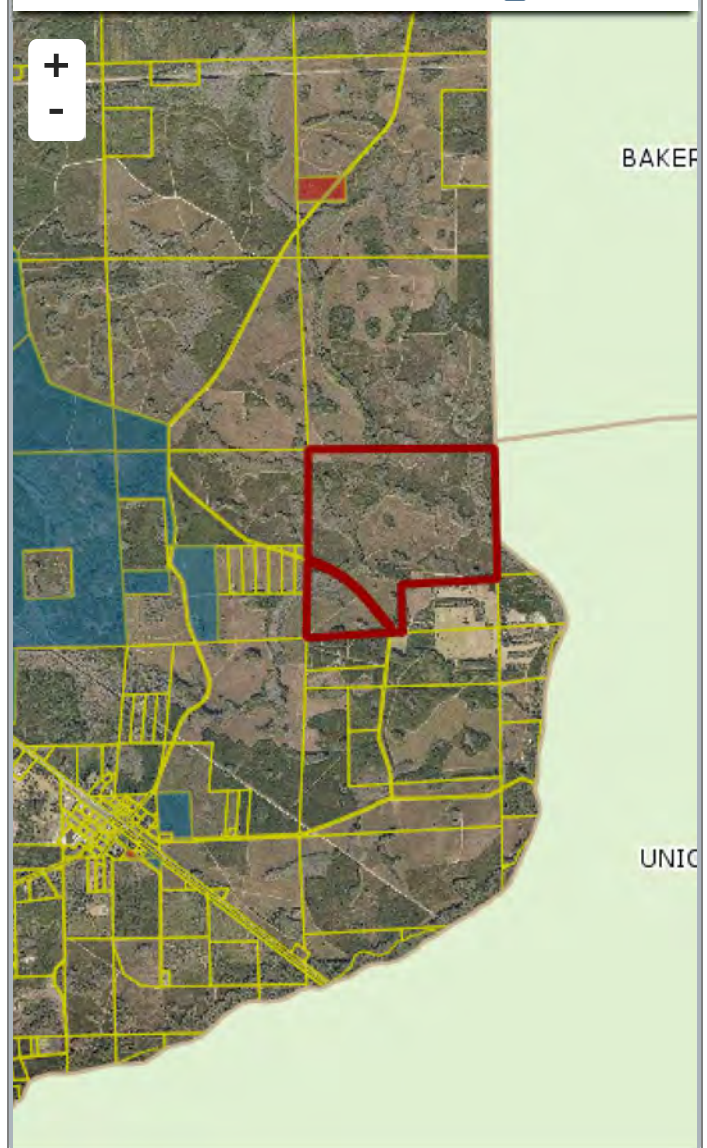
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$149,770	Ag Land	\$149,770
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$1,395,000	Just	\$1,395,000
Class	\$149,770	Class	\$149,770
Appraised	\$149,770	Appraised	\$149,770
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$149,770	Assessed	\$149,770
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$149,770 city:\$0 other:\$0 school:\$149,770	Total Taxable	county:\$149,770 city:\$0 other:\$0 school:\$149,770

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

☒ 2023 ☐ 2022 ☐ 2019 ☐ 2016 ☐ 2013 ☒ Sales


Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/24/2020	\$0	1410 / 1525	WD	V	U	11
8/4/2013	\$100	1259 / 1962	WD	V	U	30
12/15/2008	\$100	1164 / 383	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
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5500	TIMBER 2 (AG)	157.000 AC	1.0000/1.0000 1.0000/ /	\$445 /AC	\$69,865
5600	TIMBER 3 (AG)	265.000 AC	1.0000/1.0000 1.0000/ /	\$281 /AC	\$74,465
5910	SWAMP/CYPRESS (AG)	136.000 AC	1.0000/1.0000 1.0000/ /	\$40 /AC	\$5,440
9910	MKT.VAL.AG (MKT)	558.000 AC	1.0000/1.0000 1.0000/ /	\$2,500 /AC	\$1,395,000

Search Result: 1 of 1

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Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 4/9/2026

Parcel: << 25-4S-18-10406-000 (38418) >>

Owner & Property Info

Result: 1 of 1

Owner	RAYONIER FOREST RESOURCES LP 1 RAYONIER WAY WILDLIGHT, FL 32097		
Site			
Description*	SW1/4 OF NW1/4 & W1/2 OF SW1/4 & SE1/4 OF SW1/4 & S1/2 OF SE1/4. (TRACT 2). DB 72-393, 120-290, 173-454, 618-693, 646-779, 905-2653, QC 937-2588, WD 1036-1405, WD 1128-2093, PR 1143-2058, WD 1164-383, 1183-1237, 1387-308, WD 1410-1525		
Area	240 AC	S/T/R	25-4S-18
Use Code**	TIMBERLAND 70-79 (5600)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$75,438	Ag Land	\$75,438
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$600,000	Just	\$600,000
Class	\$75,438	Class	\$75,438
Appraised	\$75,438	Appraised	\$75,438
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$75,438	Assessed	\$75,438
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$75,438 city:\$0 other:\$0 school:\$75,438	Total Taxable	county:\$75,438 city:\$0 other:\$0 school:\$75,438

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

☒ 2023 ☐ 2022 ☐ 2019 ☐ 2016 ☐ 2013 ☒ Sales


Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/24/2020	\$0	1410 / 1525	WD	V	U	11
8/4/2013	\$100	1259 / 1962	WD	V	U	30
12/15/2008	\$100	1164 / 383	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5500	TIMBER 2 (AG)	81.000 AC	1.0000/1.0000 1.0000/ /	\$445 /AC	\$36,045
5600	TIMBER 3 (AG)	138.000 AC	1.0000/1.0000 1.0000/ /	\$281 /AC	\$38,778
5910	SWAMP/CYPRESS (AG)	6.000 AC	1.0000/1.0000 1.0000/ /	\$40 /AC	\$240
5997	RIVERS/BAYS/SWAMPS (AG)	15.000 AC	1.0000/1.0000 1.0000/ /	\$25 /AC	\$375
9910	MKT.VAL.AG (MKT)	240.000 AC	1.0000/1.0000 1.0000/ /	\$2,500 /AC	\$600,000

Search Result: 1 of 1

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Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 4/9/2026

Parcel: << 26-4S-18-10407-000 (38419) >>

Owner & Property Info

Result: 1 of 1

Owner	RAYONIER FOREST RESOURCES LP 1 RAYONIER WAY WILDLIGHT, FL 32097		
Site			
Description*	E1/2 OF NW1/4 & NW1/4 OF SW1/4 & NE1/4 & N1/2 OF SE1/4 & SE1/4 OF SE1/4 & A STRIP 170 FT WIDE OFF E SIDE OF SW1/4 OF SE1/4 & BEG AT SW COR OF SE1/4 OF SW1/4, RUN E 400 FT, N 200 FT, W 400 FT, S 200 FT TO POB. (TRACT 2). 72-393, 120-290, 173-454, 618-693, ...more>>>		
Area	407 AC	S/T/R	26-4S-18
Use Code**	TIMBERLAND 70-79 (5600)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

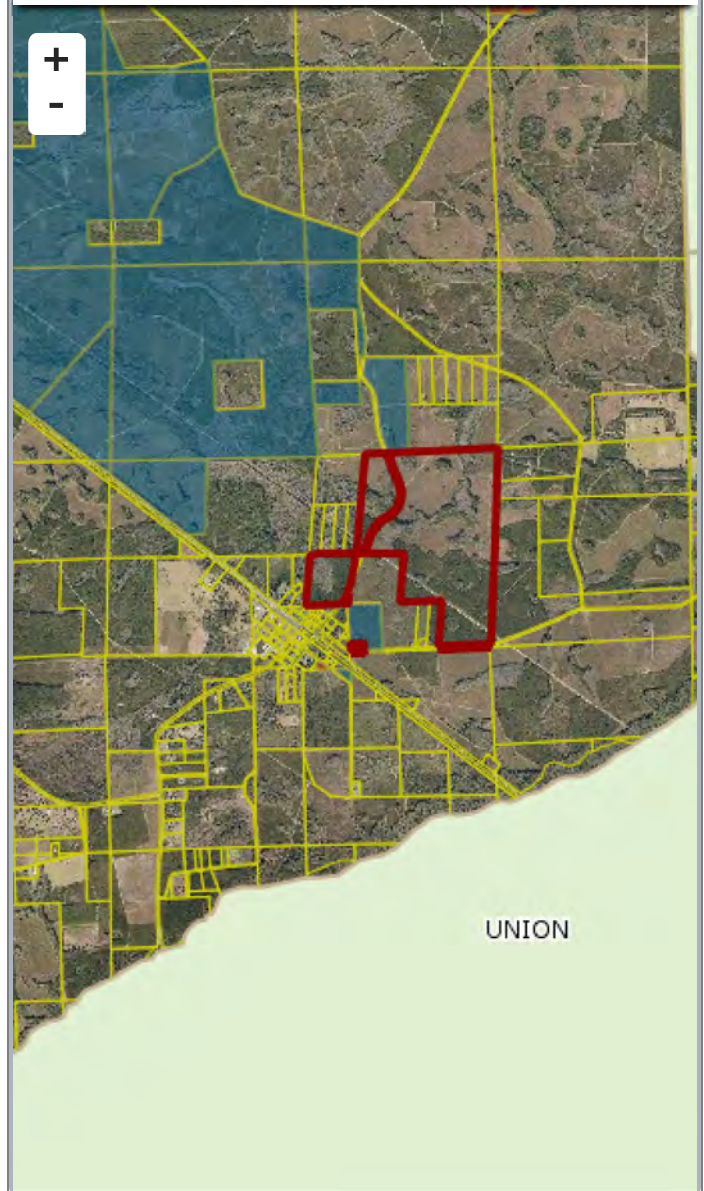
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$100,566	Ag Land	\$100,566
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$1,017,500	Just	\$1,017,500
Class	\$100,566	Class	\$100,566
Appraised	\$100,566	Appraised	\$100,566
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$100,566	Assessed	\$100,566
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$100,566 city:\$0 other:\$0 school:\$100,566	Total Taxable	county:\$100,566 city:\$0 other:\$0 school:\$100,566

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

☒ 2023 ☐ 2022 ☐ 2019 ☐ 2016 ☐ 2013 ☒ Sales


▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/24/2020	\$0	1410 / 1525	WD	V	U	11
8/4/2013	\$100	1259 / 1962	WD	V	U	30
12/15/2008	\$100	1164 / 383	WD	V	Q	03

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

▼ Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

▼ Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5500	TIMBER 2 (AG)	129.000 AC	1.0000/1.0000 1.0000/ /	\$445 /AC	\$57,405
5600	TIMBER 3 (AG)	112.000 AC	1.0000/1.0000 1.0000/ /	\$281 /AC	\$31,472
5700	TIMBER 4 (AG)	27.000 AC	1.0000/1.0000 1.0000/ /	\$227 /AC	\$6,129
5910	SWAMP/CYPRESS (AG)	139.000 AC	1.0000/1.0000 1.0000/ /	\$40 /AC	\$5,560
9910	MKT.VAL.AG (MKT)	407.000 AC	1.0000/1.0000 1.0000/ /	\$2,500 /AC	\$1,017,500

Search Result: 1 of 1

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Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 4/9/2026

Parcel: << 26-4S-18-10412-000 (38426) >>

Owner & Property Info

Result: 1 of 1

Owner	RAYONIER FOREST RESOURCES LP 1 RAYONIER WAY WILDLIGHT, FL 32097		
Site			
Description*	BEG 176 FT W OF SE COR OF SW1/4 OF SE1/4, RUN W 308 FT, N 1320 FT, E 308 FT, S 1320 FT TO POB. (TRACT 2). 646-779, 1274-2063, 1387-308, WD 1410-1525.		
Area	9.33 AC	S/T/R	26-4S-18
Use Code**	TIMBERLAND 80-89 (5500)	Tax District	3
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction. **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.			

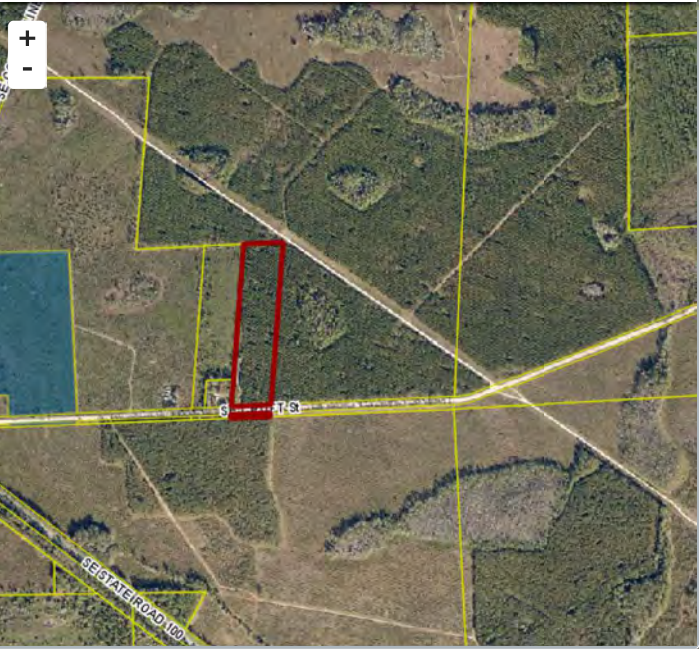
Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$4,152	Ag Land	\$4,152
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$41,985	Just	\$41,985
Class	\$4,152	Class	\$4,152
Appraised	\$4,152	Appraised	\$4,152
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$4,152	Assessed	\$4,152
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$4,152 city:\$0 other:\$0 school:\$4,152	Total Taxable	county:\$4,152 city:\$0 other:\$0 school:\$4,152

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/24/2020	\$0	1410 / 1525	WD	V	U	11
8/4/2013	\$100	1259 / 1962	WD	V	U	30

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5500	TIMBER 2 (AG)	9.330 AC	1.0000/1.0000 1.0000/ /	\$445 /AC	\$4,152
9910	MKT.VAL.AG (MKT)	9.330 AC	1.0000/1.0000 1.0000/ /	\$4,500 /AC	\$41,985

Search Result: 1 of 1

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GrizzlyLogic

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Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 4/9/2026

Parcel: << **36-4S-18-10559-000 (38719)** >>

Owner & Property Info

Result: 1 of 1

Owner	RAYONIER FOREST RESOURCES LP 1 RAYONIER WAY WILDLIGHT, FL 32097		
Site			
Description*	N1/2. (TRACT 2) DB 72 - PG 393, 120-290, 173-454, 618-693, 646-779, 905-2653, QC 937-2588, WD 1036-1405, WD 1128-2093, PR 1143-2058, WD 1164-383, 1387-308, WD 1410-1525		
Area	320 AC	S/T/R	36-4S-18
Use Code**	TIMBERLAND 70-79 (5600)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

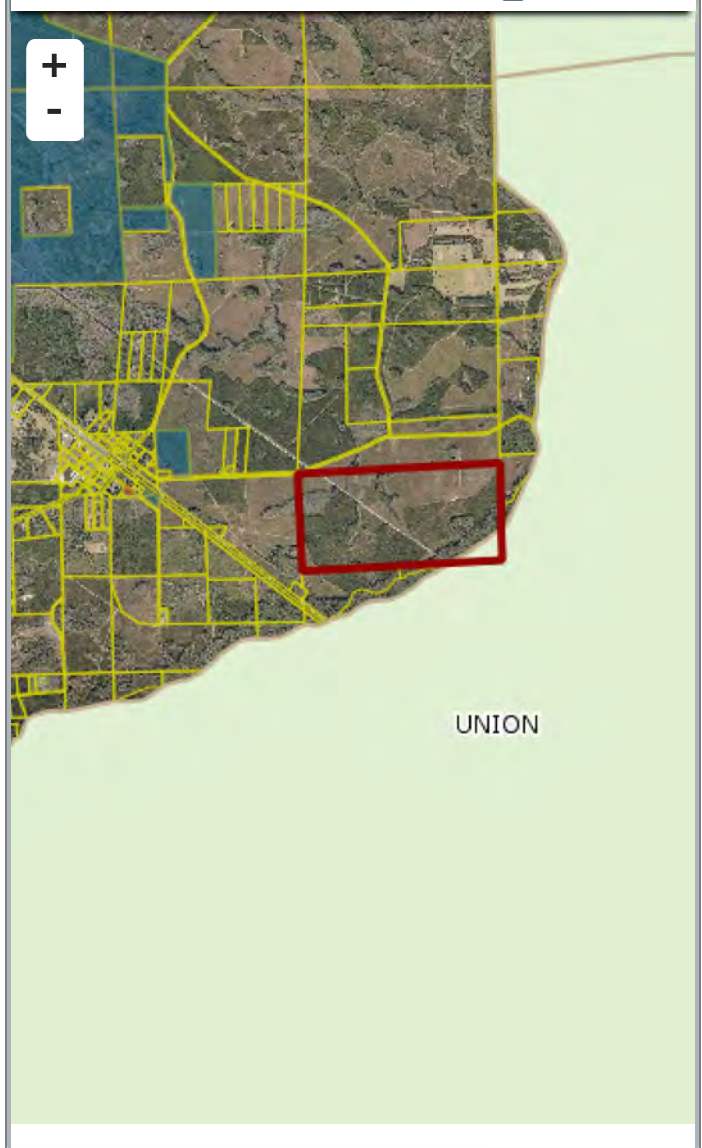
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$69,049	Ag Land	\$69,049
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$800,000	Just	\$800,000
Class	\$69,049	Class	\$69,049
Appraised	\$69,049	Appraised	\$69,049
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$69,049	Assessed	\$69,049
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$69,049 city:\$0 other:\$0 school:\$69,049	Total Taxable	county:\$69,049 city:\$0 other:\$0 school:\$69,049

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

☒ 2023 ☐ 2022 ☐ 2019 ☐ 2016 ☐ 2013 ☒ Sales


Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/24/2020	\$0	1410 / 1525	WD	V	U	11
12/15/2008	\$100	1164 / 383	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5600	TIMBER 3 (AG)	214.000 AC	1.0000/1.0000 1.0000/ /	\$281 /AC	\$60,134

5700	TIMBER 4 (AG)	25.000 AC	1.0000/1.0000 1.0000/ /	\$227 /AC	\$5,675
5910	SWAMP/CYPRESS (AG)	81.000 AC	1.0000/1.0000 1.0000/ /	\$40 /AC	\$3,240
9910	MKT.VAL.AG (MKT)	320.000 AC	1.0000/1.0000 1.0000/ /	\$2,500 /AC	\$800,000

Search Result: 1 of 1

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Columbia County Property Appraiser

Jeff Hampton

2026 Working Values

updated: 4/23/2026

Parcel: << 11-4S-18-10360-001 (38339) >>

Owner & Property Info

Result: 1 of 1

Owner	RAYONIER FOREST RESOURCES LP 1 RAYONIER WAY WILDLIGHT, FL 32097		
Site			
Description*	NE1/4 & S1/2 OF NE1/4 OF NW1/4 & NW1/4 OF NW1/4 & SE1/4 OF NW1/4 & S1/2. 72-393, 120-290, 173-454, 618-693, 646-779, 905-2653, QC 937-2588, WD 1036-1405, WD 1128-2093, PR 1143-2058, WD 1164-383, 1183-1237, 1387-308, WD 1410-1525		
Area	574 AC	S/T/R	11-4S-18
Use Code**	TIMBERLAND 80-89 (5500)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office.
Please contact your city or county Planning & Zoning office for specific zoning information.

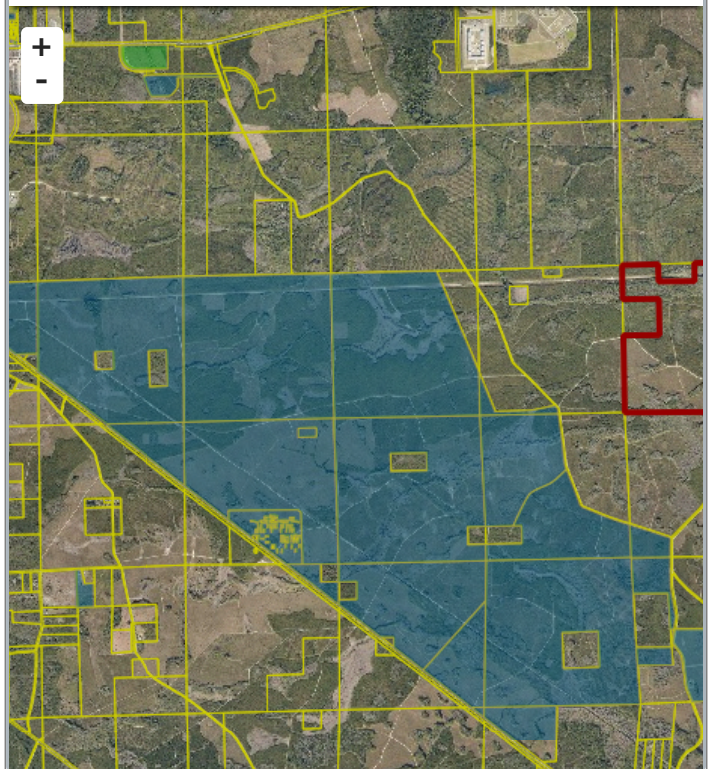
Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$243,868	Ag Land	\$243,868
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$1,435,000	Just	\$1,435,000
Class	\$243,868	Class	\$243,868
Appraised	\$243,868	Appraised	\$243,868
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$243,868	Assessed	\$243,868
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$243,868 city:\$0 other:\$0 school:\$243,868	Total Taxable	county:\$243,868 city:\$0 other:\$0 school:\$243,868

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/24/2020	\$0	1410 / 1525	WD	V	U	11

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5500	TIMBER 2 (AG)	503.500 AC	1.0000/1.0000 1.0000/ /	\$445 /AC	\$224,058
5600	TIMBER 3 (AG)	70.500 AC	1.0000/1.0000 1.0000/ /	\$281 /AC	\$19,810
9910	MKT.VAL.AG (MKT)	574.000 AC	1.0000/1.0000 1.0000/ /	\$2,500 /AC	\$1,435,000

Search Result: 1 of 1

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Columbia County Property Appraiser

Jeff Hampton

2026 Working Values
updated: 4/23/2026

Parcel: << 11-4S-18-10360-000 (38338) >>

Owner & Property Info

Result: 1 of 1

Owner	RAYONIER FOREST RESOURCES LP 1 RAYONIER WAY WILDLIGHT, FL 32097		
Site			
Description*	N1/2 OF NE1/4 OF NW1/4. 72-393, 120-290, 173-454, 618-693, 646-779, 905-2653, QC 937-2588, WD 1036-1405, WD 1128-2093, PR 1143-2058, WD 1164-383, 1183-1237, 1259-1962, 1387-308,		
Area	20 AC	S/T/R	11-4S-18
Use Code**	TIMBERLAND 80-89 (5500)	Tax District	3

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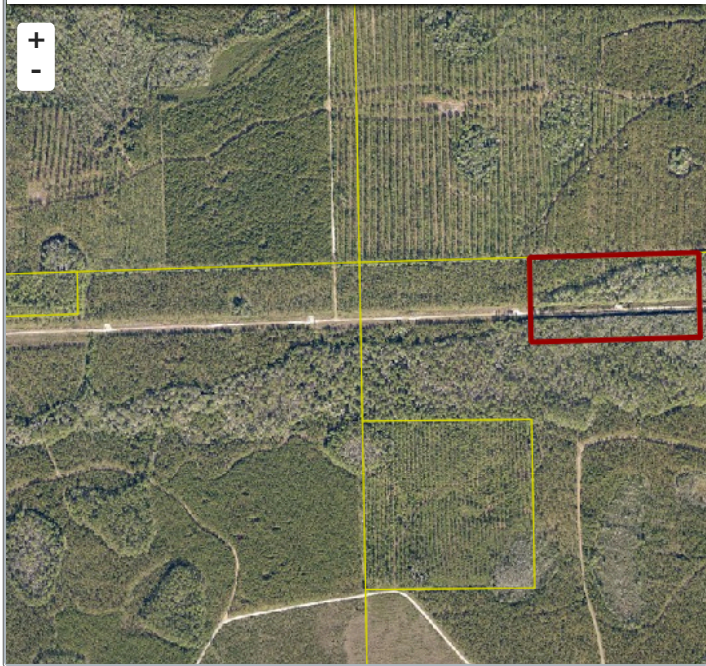
Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$8,900	Ag Land	\$8,900
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$70,000	Just	\$70,000
Class	\$8,900	Class	\$8,900
Appraised	\$8,900	Appraised	\$8,900
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$8,900	Assessed	\$8,900
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$8,900 city:\$0 other:\$0 school:\$8,900	Total Taxable	county:\$8,900 city:\$0 other:\$0 school:\$8,900

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/4/2013	\$100	1259 / 1962	WD	V	U	30
12/15/2008	\$100	1164 / 383	WD	V	Q	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
NONE					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5500	TIMBER 2 (AG)	20.000 AC	1.0000/1.0000 1.0000/ /	\$445 /AC	\$8,900
9910	MKT.VAL.AG (MKT)	20.000 AC	1.0000/1.0000 1.0000/ /	\$3,500 /AC	\$70,000

Search Result: 1 of 1

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Columbia County Property Appraiser

Jeff Hampton

2026 Working Values
updated: 4/23/2026

Parcel: 23-4S-18-10397-003 (38401) >>

Owner & Property Info

Result: 1 of 1

Owner	RAYONIER FOREST RESOURCES LP 1 RAYONIER WAY WILDLIGHT, FL 32097		
Site			
Description*	S1/2 OF SE1/4, (TRACT 2), DB 72-393, 120-290, 173-454, 618-693, 646-779, 905-2653, QC 937-2588, WD 1036-1405, WD 1128-2093, PR 1143-2058, WD 1164-383, 1183-1237, 1387-308, WD 1410-1525		
Area	71.8 AC	S/T/R	23-4S-18
Use Code**	TIMBERLAND 80-89 (5500)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2025 Certified Values		2026 Working Values	
Mkt Land	\$0	Mkt Land	\$0
Ag Land	\$30,180	Ag Land	\$30,180
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$179,500	Just	\$179,500
Class	\$30,180	Class	\$30,180
Appraised	\$30,180	Appraised	\$30,180
SOH/10% Cap	\$0	SOH/10% Cap	\$0
Assessed	\$30,180	Assessed	\$30,180
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$30,180 city:\$0 other:\$0 school:\$30,180	Total Taxable	county:\$30,180 city:\$0 other:\$0 school:\$30,180

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/24/2020	\$0	1410 / 1525	WD	V	U	11

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
N O N E					

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
5500	TIMBER 2 (AG)	61.000 AC	1.0000/1.0000 1.0000/ /	\$445 /AC	\$27,145
5600	TIMBER 3 (AG)	10.800 AC	1.0000/1.0000 1.0000/ /	\$281 /AC	\$3,035
9910	MKT.VAL.AG (MKT)	71.800 AC	1.0000/1.0000 1.0000/ /	\$2,500 /AC	\$179,500

Search Result: 1 of 1

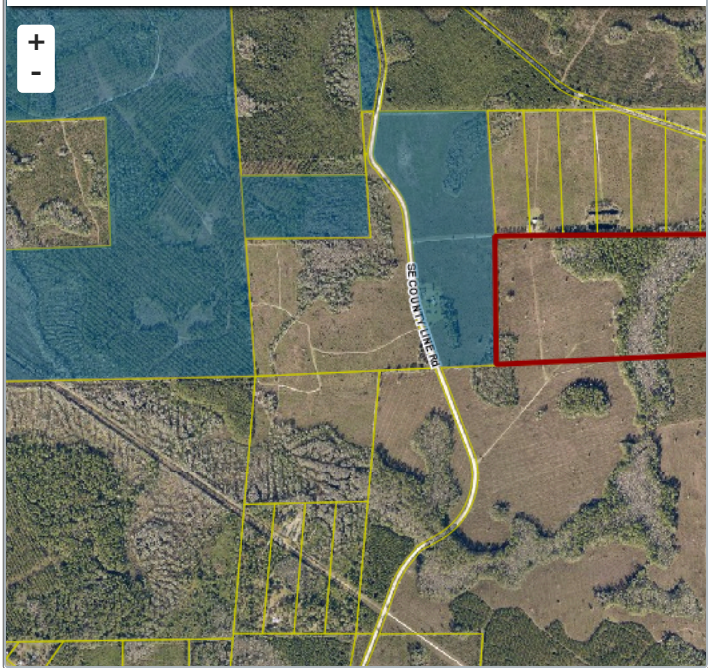
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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales





SECTION 5

Fnai Biodiversity Matrix



1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

FLORIDA
Natural Areas
INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

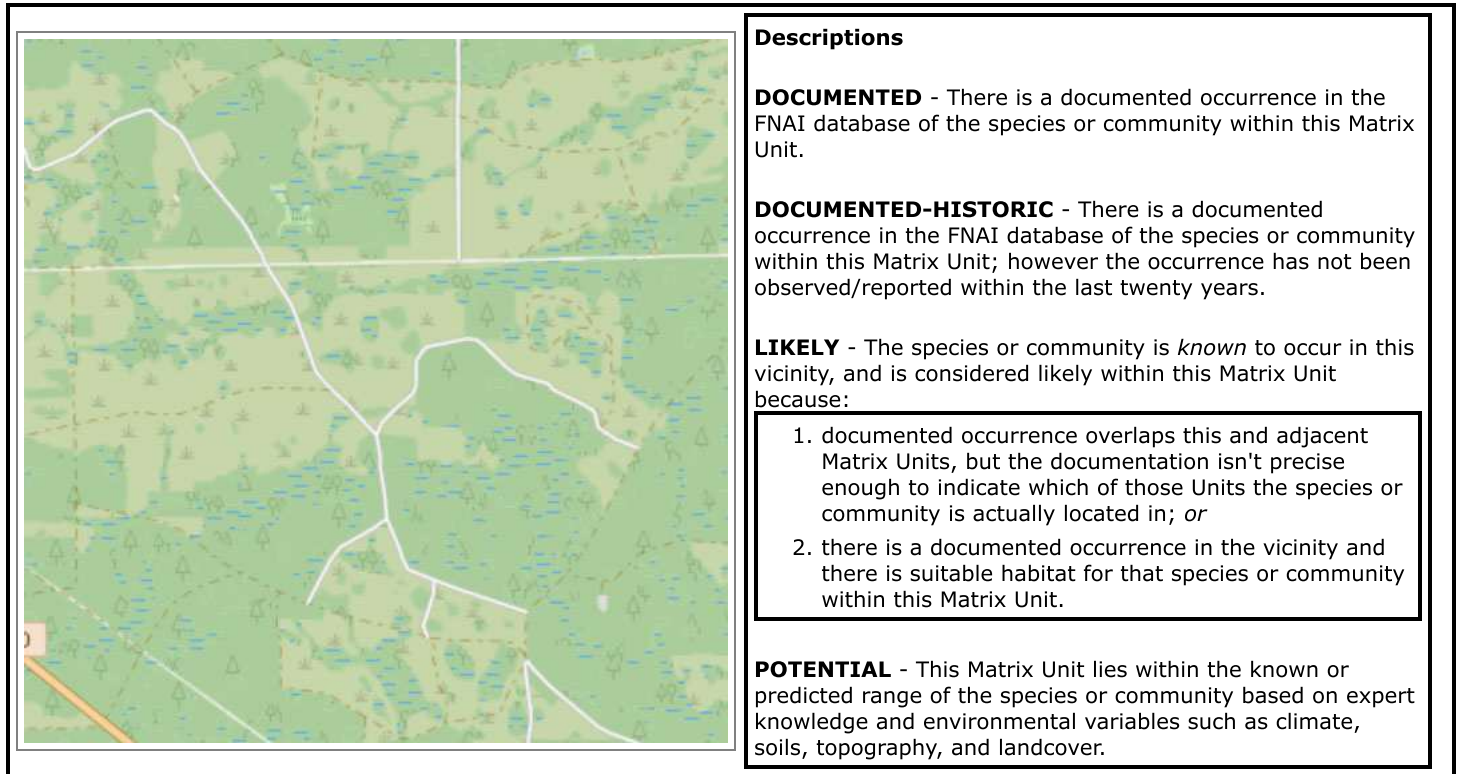
UNOFFICIAL REPORT

Created 4/14/2026

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 6 Matrix Units: 24354 , 24355 , 24611 , 24612 , 24868 , 24869



Matrix Unit ID: 24354

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Mycteria americana</i>	G4	S2	T	FT
Wood Stork				

Matrix Unit ID: 24355

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana	G4	S2	T	FT
Wood Stork				

Matrix Unit ID: 246110 **Documented** Elements Found0 **Documented-Historic** Elements Found**2 Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana	G4	S2	T	FT
Wood Stork				

Matrix Unit ID: 246120 **Documented** Elements Found0 **Documented-Historic** Elements Found**3 Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana	G4	S2	T	FT
Wood Stork				
Ursus americanus floridanus	G5T4	S4	N	N
Florida Black Bear				

Matrix Unit ID: 248680 **Documented** Elements Found0 **Documented-Historic** Elements Found**3 Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana	G4	S2	T	FT
Wood Stork				
Ursus americanus floridanus	G5T4	S4	N	N
Florida Black Bear				

Matrix Unit ID: 248690 **Documented** Elements Found0 **Documented-Historic** Elements Found**3 Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
-----------------------------	-------------	------------	----------------	---------------

<i>Mesic flatwoods</i>	G4	S4	N	N
<i>Mycteria americana</i> Wood Stork	G4	S2	T	FT
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T4	S4	N	N

Matrix Unit IDs: 24354 , 24355 , 24611 , 24612 , 24868 , 2486928 **Potential** Elements Common to Any of the 6 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Agrimonia incisa</i> incised groove-bur	G3	S2	N	T
<i>Ambystoma cingulatum</i> Frosted Flatwoods Salamander	G2	S1	T	FT
<i>Asplenium x curtissii</i> Curtiss' spleenwort	GNA	S1	N	N
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N
<i>Asplenium x plenum</i> ruffled spleenwort	G1Q	S1	N	N
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	ST
<i>Calydorea coelestina</i> Bartram's ixia	G2G3	S2S3	N	E
<i>Carex chapmannii</i> Chapman's sedge	G3	S3	N	T
<i>Ctenium floridanum</i> Florida toothache grass	G2	S2	N	E
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S2?	T	FT
<i>Dryobates borealis</i> Red-cockaded Woodpecker	G3	S2	E, PT	FE
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Gymnopogon chapmanianus</i> Chapman's skeletongrass	G3	S3	N	N
<i>Hartwrightia floridana</i> hartwrightia	G2	S2	N	T
<i>Lampropeltis extenuata</i> Short-tailed Snake	G3	S3	N	ST
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Litsea aestivalis</i> pondspice	G3?	S2	N	E
<i>Macrochelys suwanniensis</i> Suwannee Alligator Snapping Turtle	G2	S2	PT	ST
<i>Matelea floridana</i> Florida spiny-pod	G2	S2	N	E
<i>Myotis austroriparius</i> Southeastern Myotis	G4	S3	N	N
<i>Neofiber alleni</i> Round-tailed Muskrat	G2	S2	N	N
<i>Notophthalmus perstriatus</i> Striped Newt	G2G3	S2	N	C
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<i>Pteroglossaspis ecristata</i> giant orchid	G2G3	S2	N	T
<i>Salix floridana</i> Florida willow	G2G3	S2S3	N	E
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N

Sideroxylon alachuense silver buckthorn	G1	S1	N	E
Ursus americanus floridanus Florida Black Bear	G5T4	S4	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



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