

JUMBOLAIR LAND USE AND OPERATIONAL ANALYSIS MEMORANDUM

MARION COUNTY, FLORIDA

October 2023



Jumbolair Land Use and Operational Analysis Memorandum Marion County, Florida

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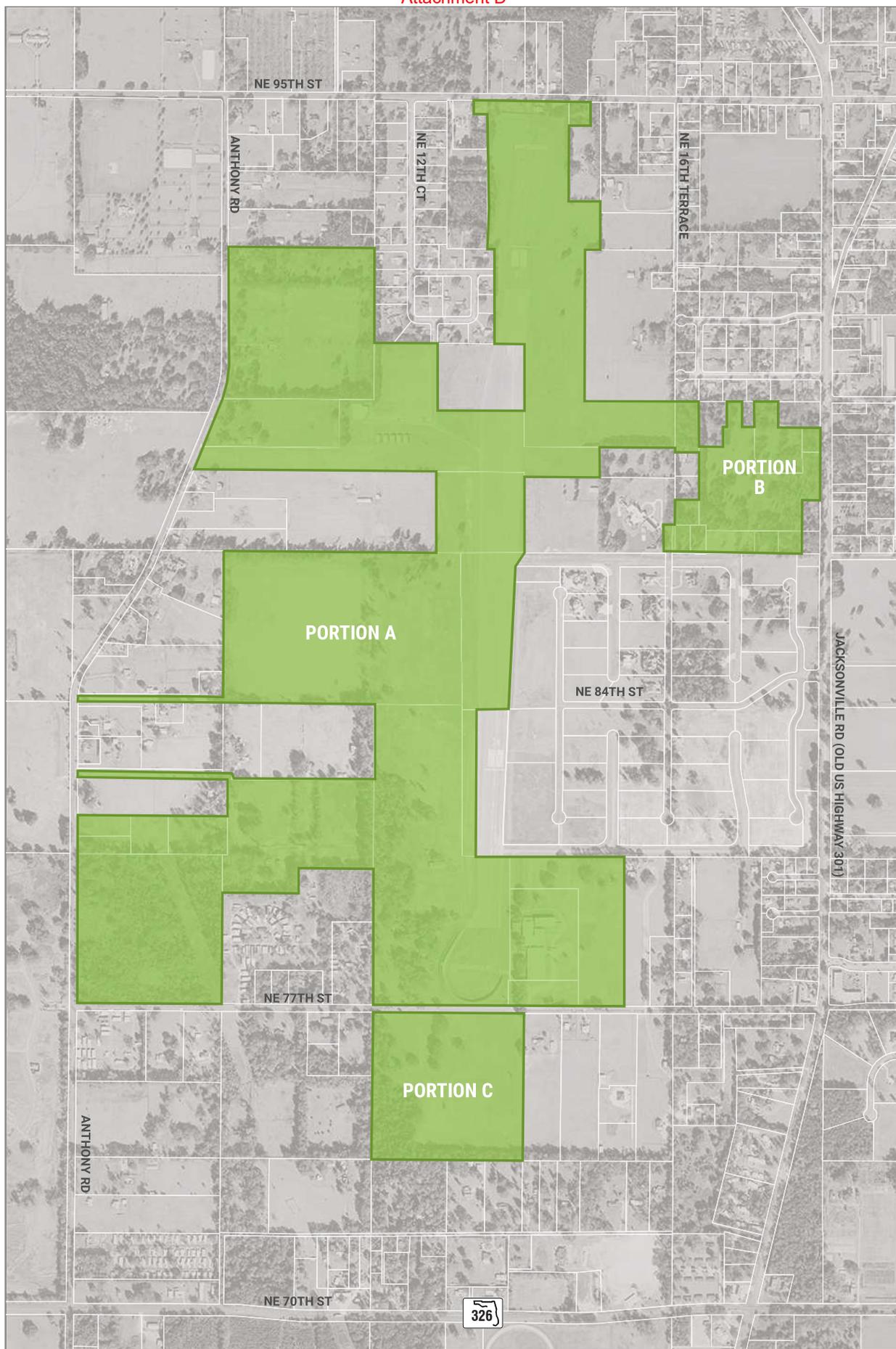
INTRODUCTION

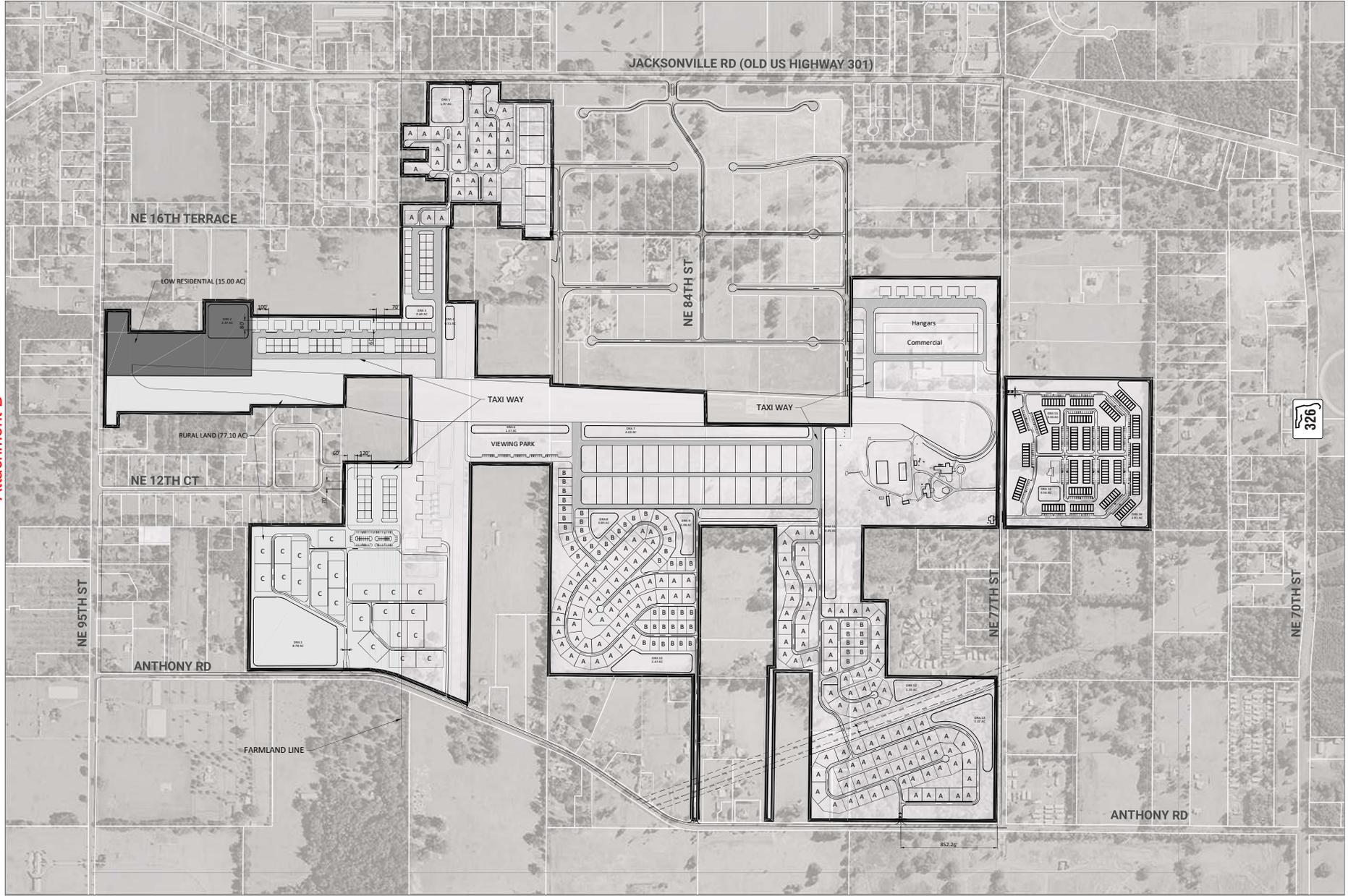
Kittelton & Associates, Inc. has been retained by Jumbolair Development, LLC to conduct a Traffic Impact Analysis (TIA) for the proposed Jumbolair residential and commercial development. The project is located in the area surrounding the Jumbolair airfield between NE 70th Street (SR 326), Anthony Road, NE 95th Street, Jacksonville Road (CR 200A) in Marion County, Florida. The project location is illustrated on **Figure 1**. For the purpose of the analysis, the development is divided into three areas to provide a finer grain evaluation of the trip distribution and assignment. Portion A is the development west of the airfield, Portion B is the development east of the airfield, and Portion C is the development south of the airfield and NE 77th Street.

The site will have four access driveways on Anthony Road, four access driveways on 77th Street, and one access driveway on Jacksonville Road (CR 200A). The preliminary site plan is shown in **Figure 2**. The property consists of approximately 478.4 acres and will include 254 single family dwelling units, 208 multifamily dwelling units, and 80 KSF of warehouse. Project build-out is anticipated for year 2026, and therefore the analysis in this study assumes a build-out year 2026 scenario.

The first phase of this study, documented in this memorandum, is to request a land use change in the area of the proposed development and provide initial operational results demonstrating the expected impacts of the development on the roadway segments and intersections surrounding the site.

The analysis analyzes the the highest and best use of the existing site with current land uses and zonings, trip generation for the expected trips for the proposed land uses, and the projected future buildout traffic conditions along area roadways surrounding the proposed development. The methodology developed for this phase of the study is in **Appendix A**.





LAND USE REZONING

The current zoning on the site includes General Agriculture, Residential Agricultural Estate, Light Industrial, and Community Business. The Applicant proposes PUD future land use and zoning designations. The proposed property is a mixed-use development consisting of single-family housing, multifamily housing, and warehouse space surrounding the Jumbolair airstrip. The proposed Jumbolair development is divided into three portions, bordering Anthony Road, Jacksonville Road (CR 200A), and NE 77th Street. The development covers approximately 478.4 acres.

TRIP GENERATION – CURRENT ZONING

The number of vehicle trips that will originate from, or are destined to, a development is dependent upon the type of land uses contained within that development. Trip rates used in this analysis are from the ITE publication, Trip Generation Manual, 11th Edition. The current zoning on the site, taken from the Marion County Interactive Map, includes approximately:

- 377.2 acres of General Agriculture
 - The maximum density for this land use is 1 dwelling unit per 10 acres.
- 82.9 acres of Residential Agricultural Estate
 - The maximum density for this land use is 1 dwelling unit per 10 acres.
- 11.0 acres of Light Industrial
 - The maximum density for this land use is a floor area ratio of 0.75.
- 7.4 acres of Community Business
 - The maximum density for this land use is 1 dwelling unit per shop or store with a floor area ratio of 1.0.

The number of acres for each zoning type was multiplied by the maximum dwelling unit ratio or floor area ratio to determine the highest and best development plan using the ITE Trip Generation Manual, 11th Edition, as summarized in **Table 1**. The highest and best land use for the study area would generate approximately 180,750 daily trips, 16,368 AM peak-hour trips, and 13,307 PM peak-hour trips. The property cards for each of the parcels within the area of the proposed development are provided in **Appendix B**. The ITE Trip Generation summary sheets can be found in **Appendix C**.

Table 1: Jumbolair Site – Current Zoning Maximum Potential Development Plan

Land Use Type	ITE Code	Intensity	Units	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
					In	Out	Total	In	Out	Total
<i>General Agriculture</i>										
Single Family Detached Housing	210	37	DU	404	8	22	30	25	14	39
<i>Residential Agricultural Estate</i>										
Single Family Detached Housing	210	8	DU	99	2	5	7	6	3	9
<i>Light Industrial</i>										
Fast-Food Restaurant with Drive-Through Window	934	360	KSF	168,293	8,191	7,869	16,060	6,183	5,708	11,891
<i>Community Business</i>										
Shopping Center (>150k)	820	323	KSF	11,954	168	103	271	527	571	1,098
Development Total				180,750	8,369	7,999	16,368	6,741	6,296	13,037

TRIP GENERATION – PROPOSED DEVELOPMENT

The proposed development will include a mix of residential and commercial uses. The land uses, densities/intensities, and trip generation are summarized in **Table 2**. The ITE Trip Generation summary sheets can be found in **Appendix C**.

The change from the highest and best use of the study area with existing zoning to the PUD zoning will result in a net decrease of 176,720 daily trips, 16,091 AM peak-hour trips, and 12,669 PM peak-hour trips. The proposed project will generate 4,030 daily trips, 277 AM peak-hour trips (77 entering and 200 exiting) and 368 PM peak-hour trips (226 entering and 142 exiting).

Table 2: Development Trip Generation

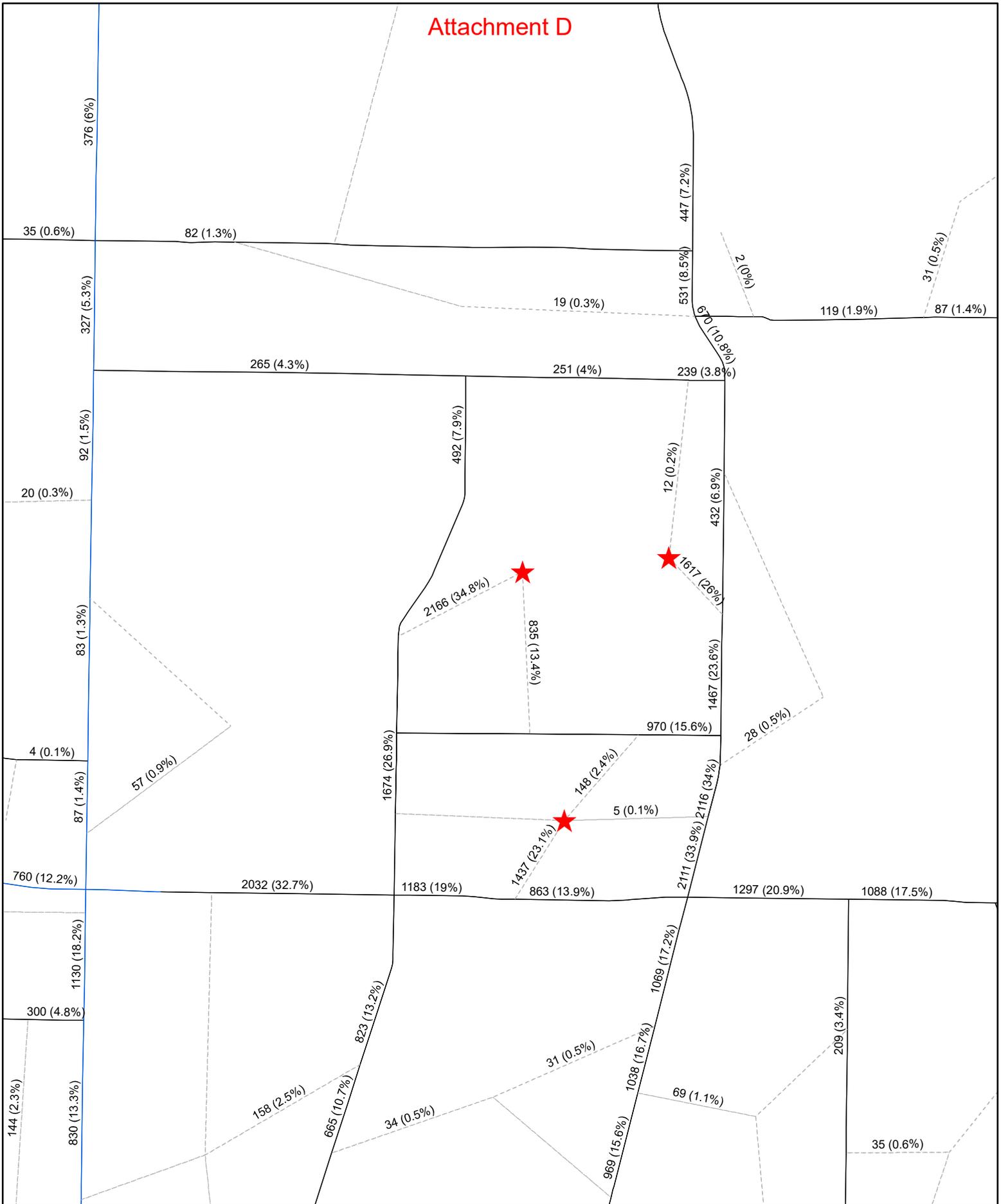
Land Use Type	ITE Code	Intensity	Units	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
					In	Out	Total	In	Out	Total
<i>Portion A (West of Airfield)</i>										
Single Family Detached Housing	210	222	DU	2,102	39	115	154	132	78	210
<i>Portion B (East of Airfield)</i>										
Single Family Detached Housing	210	32	DU	354	7	19	26	21	13	34
Warehouse*	150	80	KSF	165	11	3	14	4	10	14
<i>Portion B Total</i>				519	18	22	40	25	23	48
<i>Portion C (South of Airfield)</i>										
Multifamily Family Housing	220	208	DU	1,409	20	63	83	69	41	110
Development Total				4,030	77	200	277	226	142	368

*Warehouse land use is utilized for the hangars that will support the proposed residential uses.

TRIP DISTRIBUTION

The distribution of site generated traffic is a function of population in surrounding areas, competing shopping opportunities, existing travel patterns, ease of access to the site, and traffic conditions on area roadways. The primary project traffic to and from the site will be distributed to the adjacent roadways and intersections based on the existing plus committed Central Florida Regional Planning Model (CFRPMv7) results, utilizing the existing and committed network. The model output is provided in **Figure 3. Appendix D** shows the overall model output, as well as the model outputs for each portion of the site.

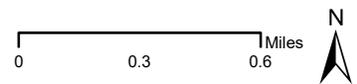
Attachment D



- Legend**
- ★ Study Zone
 - Centroid Connector
 - One Lane Per Direction
 - Two Lanes Per Direction
 - Three Lanes Per Direction
 - Four Lanes Per Direction
 - More Than Four Lanes Per Direction

**CFRPM Version 7 Cost Feasible 2030
Select Zone Total Volume (Select Zone Percentage)**

D 11



EXISTING CONDITIONS

Per the request of Marion County staff, an initial operational analysis was conducted to determine the impact of the proposed development on the surrounding areas.

STUDY AREA

The following roadway segments and intersections were included in the analysis:

Roadway Segments:

- Jacksonville Road (CR 200A)
 - from NE 35th Street to NE 49th Street
 - from NE 49th Street to NE 70th Street (SR 326)
 - from NE 70th Street (SR 326) to NE 95th Street
- Anthony Road
 - from NE 35th Street to NE 49th Street
 - from NE 49th Street to NE 70th Street (SR 326)
 - from NE 70th Street (SR 326) to NE 95th Street
- NE 95th Street
 - from Anthony Road to Jacksonville Road (CR 200A)
- NE 70th Street
 - from US 441 to Anthony Road
 - from Anthony Road to Jacksonville Road (CR 200A)
 - from Jacksonville Road (CR 200A) to NE 36th Avenue
 - from NE 36th Avenue to NE 40th Avenue

Intersections:

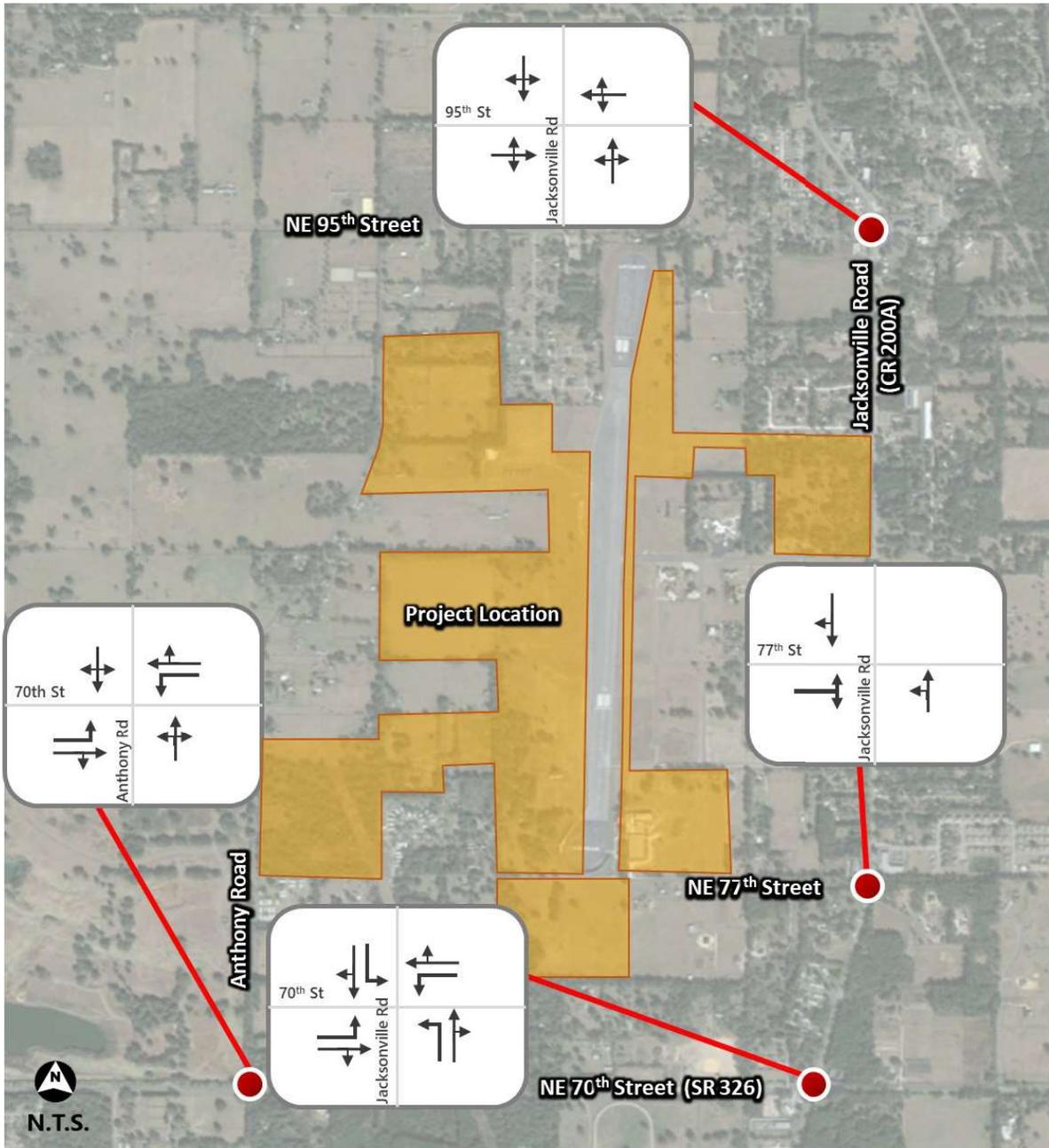
- Jacksonville Road (CR 200A) at NE 70th Street (SR 326) (July 6, 2023)
- Jacksonville Road (CR 200A) at NE 77th Street (July 6, 2023)
- Jacksonville Road (CR 200A) at NE 95th Street (July 6, 2023)
- Anthony Road at NE 70th Street (SR 326) (July 27, 2023)

The existing turn lane configurations for each of these intersections are provided in **Figure 4**.

EXISTING VOLUMES

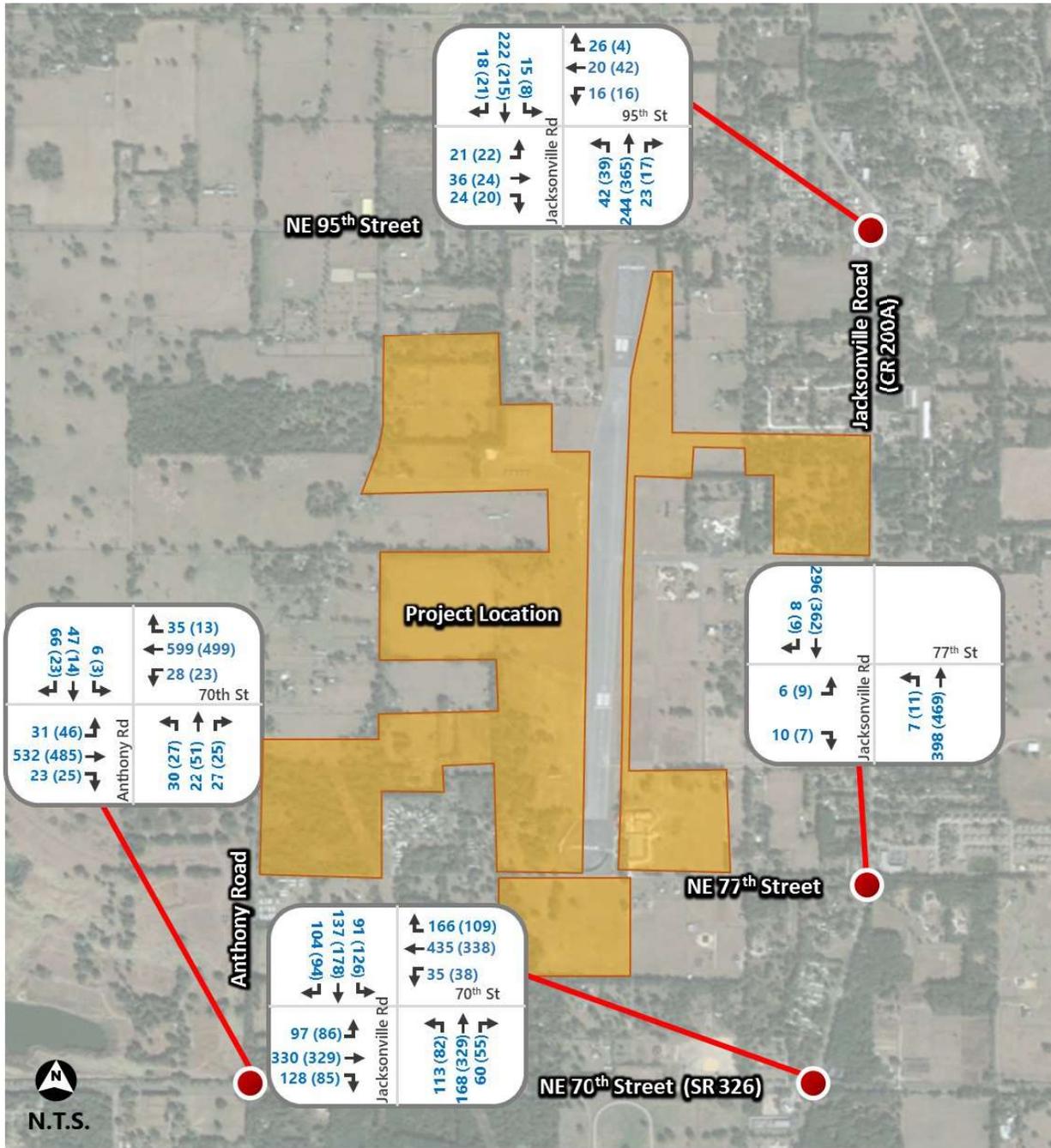
Existing turning movement counts (TMCs) were collected on the dates listed above for the AM (7:00 to 9:00) and PM (4:00 to 6:00) peak hour periods at the four study intersections. The existing TMCs were adjusted using the corresponding seasonal factor of 1.00 based on the 2022 data from FDOT's Florida Traffic Online (FTO) Web Application. Adjusted turning movement counts are shown in **Figure 5**. Heavy truck percentages were also calculated from the turning movement volumes and applied to each study intersection in each study period. The raw turning movement counts and seasonal factor report are provided in **Appendix E**.

Figure 4: Existing Turn Lane Configurations



← ↑ → Existing Lane Configurations

Figure 5: Existing AM and PM Traffic Volumes



XX AM (PM) Volumes

EXISTING ROADWAY CAPACITY ANALYSIS

To determine the operational conditions along the study area roadway segments, Kittelson conducted a roadway capacity analysis to help quantify the existing level of service (LOS) of the study roadways for the critical PM peak hour condition.

The roadway characteristics, 2022 volumes, level of service (LOS), and volume-to-capacity (v/c) ratio for each of the study roadways were determined based on information from the 2021 Ocala Marion Transportation Planning Organization (TPO) Congestion Management Database and the 2023 Ocala Marion TPO Traffic Counts Report, as shown in **Table 3**.

Daily volumes were not available for the segments of Anthony Road south and north of NE 70th Street (SR 326) so the turning movement volumes collected at the intersection of Anthony Road at NE 70th Street (SR 326) were used to estimate these volumes. The Annual Average Daily Traffic (AADT) was estimated by summing the entering and exiting volumes on the south and north legs and dividing them by a K factor of 0.09.

On Jacksonville Road (CR 200A) and NE 70th Street (SR 326), daily directional volume counts provided by Marion County staff were used to identify the peak hour directional volumes. On the southernmost segment of Anthony Road and the segment on 95th Street, the peak hour directional volumes for these roadway segments could not be determined using the data sources described above. Therefore, the K factor (0.09) and D factor (0.551) from the nearest FDOT Florida Traffic Online (FTO) count site was used to estimate the PM peak hour directional volumes by multiplying the 2022 AADTs by these factors. On the remaining segments of Anthony Road, AADTs and directional volume counts were not available, so the peak hour directional volumes for these segments were taken directly from the turning movement volumes at the intersection with NE 70th Street (SR 326).

Most study roadway segments operate acceptably and are shown to have sufficient capacity under existing conditions. V/c ratios range from 0.08 to 1.01 on study roadways. The worst v/c ratio is on NE 70th Street (SR 326) from US 441 to Jacksonville Road (CR 200A) at a v/c ratio of 1.01. However, it should be noted that if the roadway capacities on these segments were updated to be based on the FDOT 2023 Multimodal/Quality Level of Service Handbook Generalized Service Volume Tables, the peak hour directional capacity from this roadway would be 1,110, which would result in a v/c ratio of 0.63.

At the request of Marion County staff, the AM peak hour volumes are provided in **Table 4** for roadway segments that have a v/c ratio greater than 0.70 in **Table 3**. The data sources used in this analysis are documented in **Appendix F**.

Table 3: Existing PM Roadway Capacity Analysis

Roadway	From	To	No. of Lanes	Fun Class	LOS Std.	Daily Capacity	Pk Hr Pk Dir Capacity	2022 AADT	PM PH NB/EB Vol	PM PH SB/WB Vol	v/c
Jacksonville Road (CR 200A)	NE 35 th St.	NE 49 th St.	2	Arterial	E	12,744	634	9,400	510 ³	275 ³	0.80
	NE 49 th St.	SR 326	2	Arterial	E	12,744	634	6,900	318 ³	238 ³	0.50
	SR 326	NE 95 th St.	2	Arterial	E	29,340	1,449	10,000	454 ³	381 ³	0.31
Anthony Road	NE 35 th St.	NE 49 th St.	2	Arterial	E	12,744	634	5,700	283 ⁴	230 ⁴	0.45
	NE 49 th St	SR 326	2	Arterial	E	12,744	634	1,967 ¹	103 ⁵	62 ⁵	0.16
	SR 326	NE 95 th St.	2	Arterial	E	29,340	1,449	2,300 ¹	110 ⁵	40 ⁵	0.08
NE 95 th Street	Anthony Rd.	CR 200A	2	Collector	B	9,270	486	1,500 ²	74 ⁴	61 ⁴	0.15
NE 70 th Street (SR 326)	US 441	Anthony Rd.	2	Arterial	D	14,160	704	11,400	713 ³	376 ³	1.01
	Anthony Rd.	CR 200A	2	Arterial	D	14,160	704	11,400	713 ³	376 ³	1.01
	CR 200A	NE 36 th Av.	2	Arterial	C	15,700	820	12,100	622 ³	454 ³	0.76
	NE 36 th Av.	NE 40 th Av.	2	Arterial	C	15,700	820	3,600	179 ⁴	145 ⁴	0.22

¹ Counts estimated based on 2023 turning movement counts in **Appendix E**

² 2021 count provided from Congestion Management Database

³ Peak hour directional volumes determined by using directional roadway counts provided by Marion County staff and documented in **Appendix F**

⁴ Peak hour directional volumes determined by using K and D factors provided from FDOT count site 360486

⁵ Counts taken directly from PM turning movement volumes at the intersection of Anthony Road at NE 70th Street (SR 326)

Table 4: Existing AM Roadway Capacity Analysis

Roadway	From	To	No. of Lanes	Fun Class	LOS Std.	Daily Capacity	Pk Hr Pk Dir Capacity	2022 AADT	AM PH NB/EB Vol ¹	AM PH SB/WB Vol ¹	v/c
Jacksonville Road (CR 200A)	NE 35 th St.	NE 49 th St.	2	Arterial	E	12,744	634	9,400	208	575	0.91
NE 70 th Street (SR 326)	US 441	Anthony Rd.	2	Arterial	D	14,160	704	11,400	315	645	0.92
	Anthony Rd.	CR 200A	2	Arterial	D	14,160	704	11,400	315	645	0.92
	CR 200A	NE 36 th Av.	2	Arterial	C	15,700	820	12,100	452	607	0.74

¹ Peak hour directional volumes determined by traffic counts provided by Marion County staff and shown in **Appendix F**

FUTURE VOLUMES

Future volumes were estimated by accounting for the background growth and project trips expected in this area.

GROWTH RATE ANALYSIS

Historical growth rates were considered by analyzing 2018-2022 traffic volumes as shown in the Ocala Marion TPO 2023 Traffic Counts Report provided in **Appendix F**. Growth rates were analyzed using the FDOT trends tool. The historical growth rates for segments with available data is provided in **Table 5**. A weighted average of each segment's growth rate and AADT was calculated at 0.29%. As this is below the Marion County's minimum one percent growth rate, the minimum growth rate of one percent was used to develop future volumes. The trends analysis used in this analysis is provided in **Appendix G**.

Table 5: 2018-2022 Historical Growth Rates

Roadway	From	To	2022 AADT	Historical Growth
Jacksonville Road (CR 200A)	NE 35 th St.	NE 49 th St.	9,400	1.16%
	NE 49 th St.	SR 326	6,900	0.32%
	SR 326	NE 95 th St.	10,000	0.88%
Anthony Road	NE 35 th St.	NE 49 th St.	5,700	1.92%
NE 70 th Street (SR 326)	US 441	Anthony Rd.	11,400	-1.64%
	Anthony Rd.	CR 200A	11,400	-1.64%
	CR 200A	NE 36 th Av.	12,100	2.98%
	NE 36 th Av.	NE 40 th Av.	3,600	-3.13%
Weighted Average Growth Rate				0.29%
Selected Growth Rate				1.00%

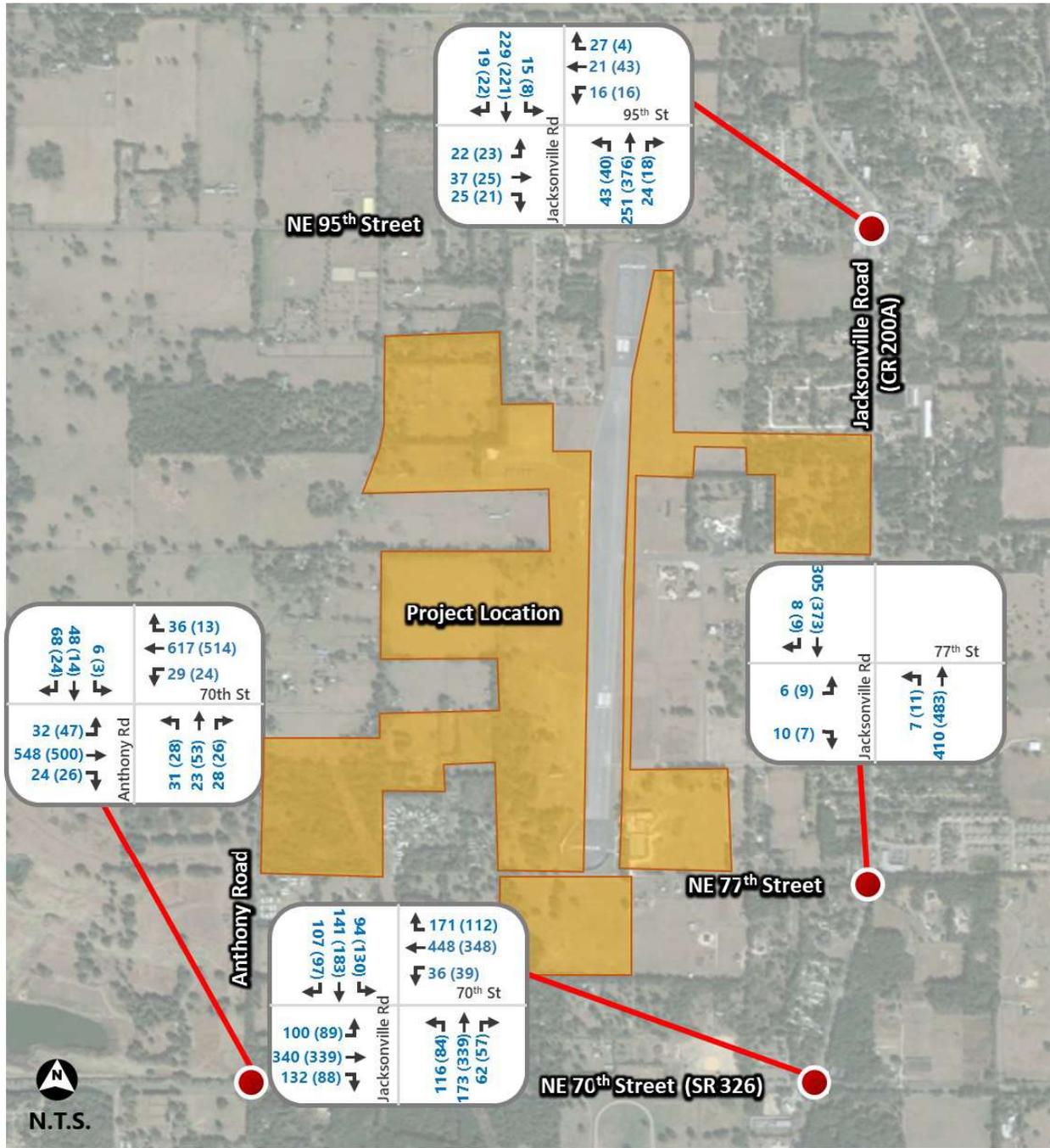
FUTURE VOLUMES

Background volumes were determined by applying the one percent growth to the existing turning movement volumes from 2023 to 2026. Per correspondence with Marion County staff, there are no vested trips in the study area that needed to be included in the future background volumes. Future background volumes are shown in **Figure 6**.

Future project trips were estimated by using the trip generation and model plots for each portion of the development and determining the number of trips expected at each intersection. The project trips and future buildout volumes are shown in **Figure 7** and **Figure 8**. The intersection volume derivation for the buildout volumes is documented in **Appendix H**.

Attachment D

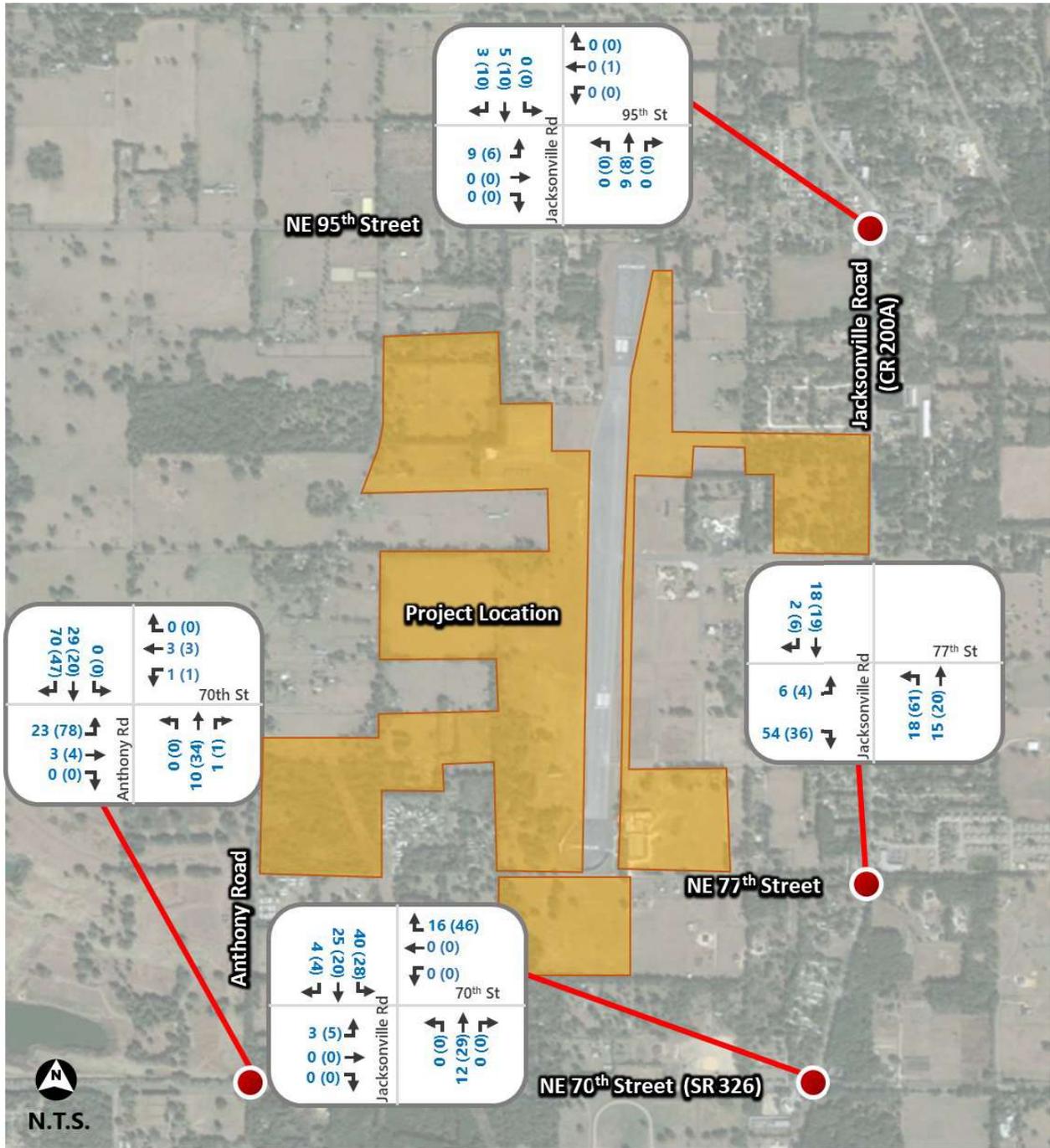
Figure 6: 2026 AM and PM Background Traffic Volumes



XX AM (PM) Volumes

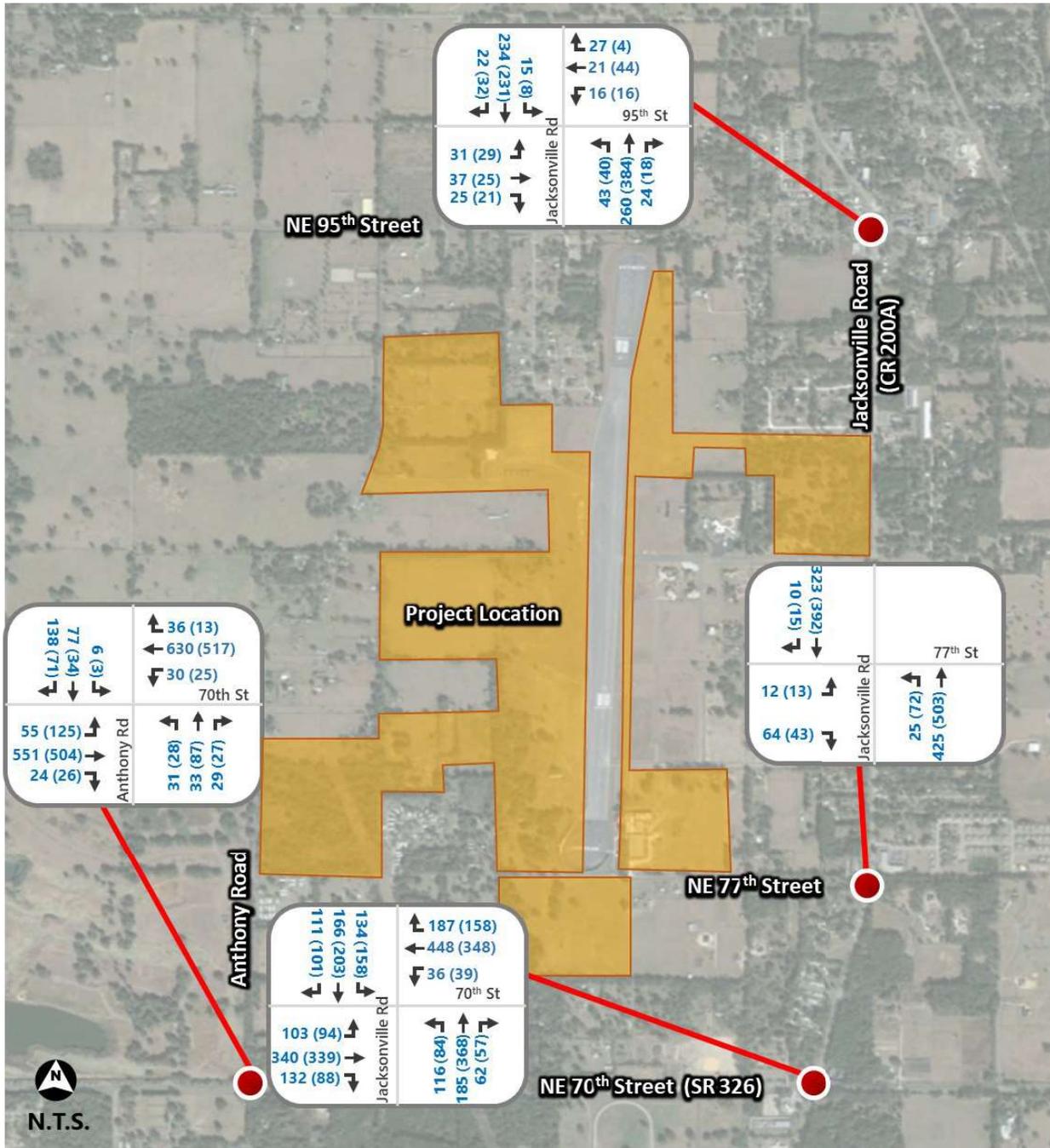
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Figure 7: 2026 AM and PM Project Trips



XX AM (PM) Volumes

Figure 8: 2026 AM and PM Buildout Volumes



XX AM (PM) Volumes

FUTURE OPERATIONAL ANALYSIS

YEAR 2026 BUILDOUT ROADWAY CAPACITY ANALYSIS

The PM peak hour 2026 future buildout capacity analysis for the study area roadways is shown in **Table 6**. There are not any planned, programmed, and/or committed roadway capacity improvements within the study area. As expected, all of the study segments experience a higher v/c ratio in the buildout condition than in the existing condition. The analysis concludes that the roadway segments for buildout condition operate under capacity. While the range of v/c ratios in the existing condition was from 0.08 to 1.01, in the buildout condition this range is now from 0.11 to 1.16. The segments of NE 70th Street (SR 326) from US 441 to Anthony Road (v/c = 1.16) and Anthony Road to CR 200A (v/c = 1.11) are both overcapacity in the build condition, but it should be noted that this is primarily because the roadway was already overcapacity in the existing condition. The impacts of these overcapacity segments will be further addressed in the upcoming traffic impact analysis memorandum.

Attachment D

Table 6: Year 2026 Buildout Roadway Capacity Analysis

Roadway	From	To	No. of Lanes	Fun Class	LOS Std.	Daily Capacity	Pk Hr Pk Dir Capacity	Annual Growth	Background PM PH NB/EB Vol	Background PM PH SB/WB Vol	Jumbolair PM PH NB/EB Vol	Jumbolair PM PH SB/WB Vol	Total PM PH NB/EB Vol	Total PM PH SB/WB Vol	v/c
Jacksonville Road (CR 200A)	NE 35 th St.	NE 49 th St.	2	Arterial	E	12,744	634	1.00%	530	286	31	19	561	305	0.88
	NE 49 th St.	SR 326	2	Arterial	E	12,744	634	1.00%	331	248	37	23	368	271	0.58
	SR 326	NE 95 th St.	2	Arterial	E	29,340	1,449	1.00%	472	396	49	31	521	427	0.36
Anthony Road	NE 35 th St.	NE 49 th St.	2	Arterial	E	12,744	634	1.00%	294	239	12	7	306	246	0.48
	NE 49 th St.	SR 326	2	Arterial	E	12,744	634	1.00%	106	64	27	17	133	81	0.21
	SR 326	NE 95 th St.	2	Arterial	E	29,340	1,449	1.00%	114	42	39	25	153	67	0.11
NE 95 th Street	Anthony Rd.	CR 200A	2	Collector	B	9,270	486	1.00%	78	64	9	6	87	70	0.18
NE 70 th Street (SR 326)	US 441	Anthony Rd.	2	Arterial	D	14,160	704	1.00%	742	391	74	46	816	437	1.16
	Anthony Rd.	CR 200A	2	Arterial	D	14,160	704	1.00%	742	391	37	23	779	414	1.11
	CR 200A	NE 36 th Av.	2	Arterial	C	15,700	820	1.00%	647	472	27	43	674	515	0.82
	NE 36 th Av.	NE 40 th Av.	2	Arterial	C	15,700	820	1.00%	186	151	25	40	211	191	0.26

YEAR 2026 BUILDOUT INTERSECTION CAPACITY ANALYSIS

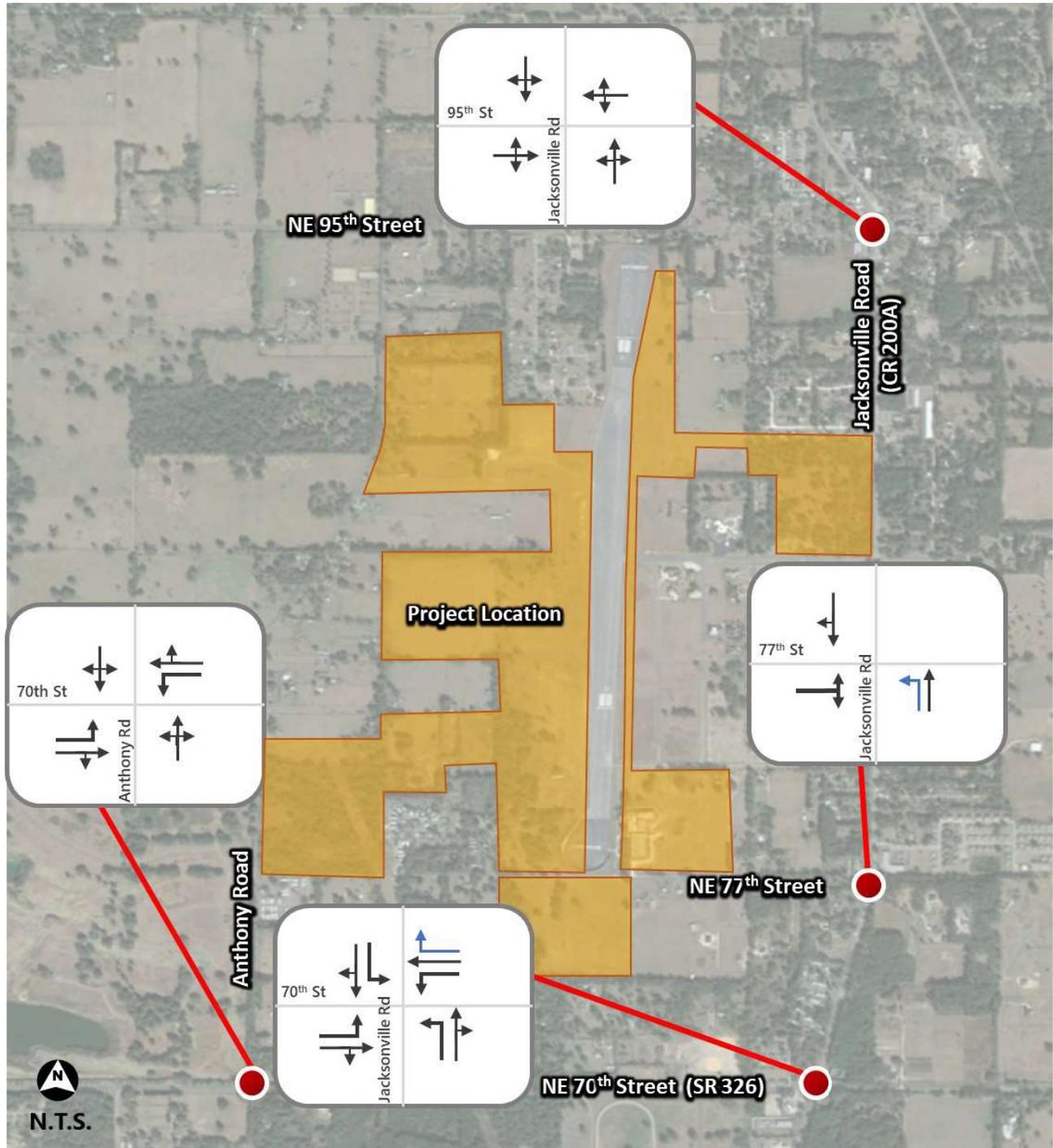
The buildout intersection lane configurations are shown in **Figure 9**. There were two changes from the existing to buildout lane configurations:

- the addition of an exclusive westbound right turn lane at NE 70th Street at Jacksonville Road (CR 200A) that improves operational performance to acceptable LOS standards; and
- the addition of an exclusive northbound left turn lane at NE 77th Street at Jacksonville Road (CR 200A) to better accommodate the left-turning vehicles.

Signal timings were obtained from Marion County for the signalized study intersections and are provided in **Appendix I**. The splits at each signal were optimized in the buildout condition. At the intersection of NE 70th Street (SR 326) at Anthony Road, a protected-permitted signal phase was added for the eastbound and westbound approaches to better accommodate the left-turn movements at these approaches.

The delay and level of service (LOS) results of the intersection capacity analysis for the 2026 AM and PM peak hour under buildout future conditions based on HCM 6th Edition methodologies are shown in **Table 7** and **Table 8** by approach. Each intersection operates without overcapacity movements and with each individual approach at or better than their respective LOS standards. The future buildout Synchro reports are provided in **Appendix J**.

Figure 9: Buildout Turn Lane Configurations



- Existing Lane Configurations
- Buildout Lane Configurations

Table 7: 2026 AM Buildout Intersection Capacity Analysis

Intersection	Intersection Control Type	EB Approach		WB Approach		NB Approach		SB Approach		Overall	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
NE 70th Street (SR 326) at Jacksonville Road (CR 200A)	Signalized	29.9	C	29.8	C	35.8	D	37.4	D	32.4	C
NE 77th Street at Jacksonville Road (CR 200A)	TWSC	12.1	B	-	-	8.0	A	-	-	-	-
NE 95th Street at Jacksonville Road (CR 200A)	AWSC	9.7	A	9.5	A	11.9	B	11.9	B	-	-
NE 70th Street (SR 326) at Anthony Road	Signalized	14.3	B	17.6	B	21.5	C	24.9	C	11.7	B

Note: The operational results presented for signalized and AWSC intersections represent the approach delay and LOS. The operational results presented for TWSC intersections represented the worst delay and LOS.

Table 8: 2026 PM Buildout Intersection Capacity Analysis

Intersection	Intersection Control Type	EB Approach		WB Approach		NB Approach		SB Approach		Overall	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
NE 70th Street (SR 326) at Jacksonville Road (CR 200A)	Signalized	36.0	D	34.5	C	37.1	D	30.1	C	34.5	C
NE 77th Street at Jacksonville Road (CR 200A)	TWSC	14.8	B	-	-	8.4	A	-	-	-	-
NE 95th Street at Jacksonville Road (CR 200A)	AWSC	9.8	A	9.9	A	15.2	C	11.3	B	-	-
NE 70th Street (SR 326) at Anthony Road	Signalized	12.3	B	15.8	B	21.5	C	20.8	C	15.2	B

Note: The operational results presented for signalized and AWSC intersections represent the approach delay and LOS. The operational results presented for TWSC intersections represented the worst delay and LOS.

CONCLUSIONS

This land use and operational analysis has been prepared to evaluate the impacts of changing the land use in the Jumbolair development study area and understanding the operational impacts of the project to nearby intersections. This development surrounds the Jumbolair airfield between NE 70th Street (SR 326), Anthony Road, NE 95th Street, Jacksonville Road (CR 200A) in Marion County, Florida.

The following is a summary of the study findings:

Land Use Rezoning

- The current land use zoning supports a highest and best use of 180,750 daily trips, 16,368 AM trips, and 13,037 PM trips. The proposed project will generate 4,030 daily trips, 277 AM peak-hour trips (77 entering and 200 exiting) and 368 PM peak-hour trips (226 entering and 142 exiting).
- The proposed PUD for the Jumbolair development is expected to generate 4,030 daily trips, 277 AM peak-hour trips (77 entering and 200 exiting) and 368 PM peak-hour trips (226 entering and 142 exiting).
- The change from the highest and best use of the study area with existing zoning to the PUD zoning will result in a net decrease of 176,720 daily trips, 16,091 AM peak-hour trips, and 12,669 PM peak-hour trips.

Proposed Access

- The site will have four access driveways on Anthony Road, four access driveways on 77th Street, and one access driveway on Jacksonville Road (CR 200A).

Existing Conditions

- The study roadway segments operate acceptably and are shown to have sufficient capacity under existing conditions except for two roadway segments on NE 70th Street (SR 326) from US 441 to Jacksonville Road (CR 200A) that operate with a v/c ratio of 1.01.

Buildout Conditions

- All study roadway segments operate acceptably and are shown to have sufficient capacity under buildout conditions except for two roadway segments on NE 70th Street (SR 326) from US 441 to Jacksonville Road (CR 200A) that operate with a v/c ratio of 1.16 and 1.01.
- An exclusive westbound right turn lane is recommended at NE 70th Street at Jacksonville Road (CR 200A) to improve operational performance for the westbound approach to an acceptable LOS standard.
- An exclusive northbound left turn lane is recommended at NE 77th Street at Jacksonville Road (CR 200A) to better accommodate the left turning vehicles.
- A permitted-protected left turn phase was added to the eastbound and westbound approaches at NE 70th Street (SR 326) at Anthony Road.
- With the above improvement in place, all intersections and approaches operate without overcapacity movements and at or above acceptable LOS standards.

These conclusions should be reviewed by the County in their consideration for the approval and adoption of the requested future land use amendment and rezoning.

Appendix A: Rezoning Traffic Analysis Methodology

MEMORANDUM

Date: July 14, 2023 Project #: 29306
To: Chris Zeigler & Don Watson
Office of the County Engineer
Marion County
412 SE 25th Avenue
Ocala, FL 344471
CC: Ken Odom, Chris Rison, David Tillman, Jon Harvey, Andrew Garrison
From: Kok Wan Mah
Project: Jumbolair
Subject: Rezoning Traffic Analysis Methodology

A methodology meeting was held on June 23, 2023 to discuss the traffic analysis requirements needed to support the rezoning for the Jumbolair PUD located between W. Anthony Road and Old US 301 (Jacksonville Road), and north of CR 326 in Marion County. Meeting attendees included:

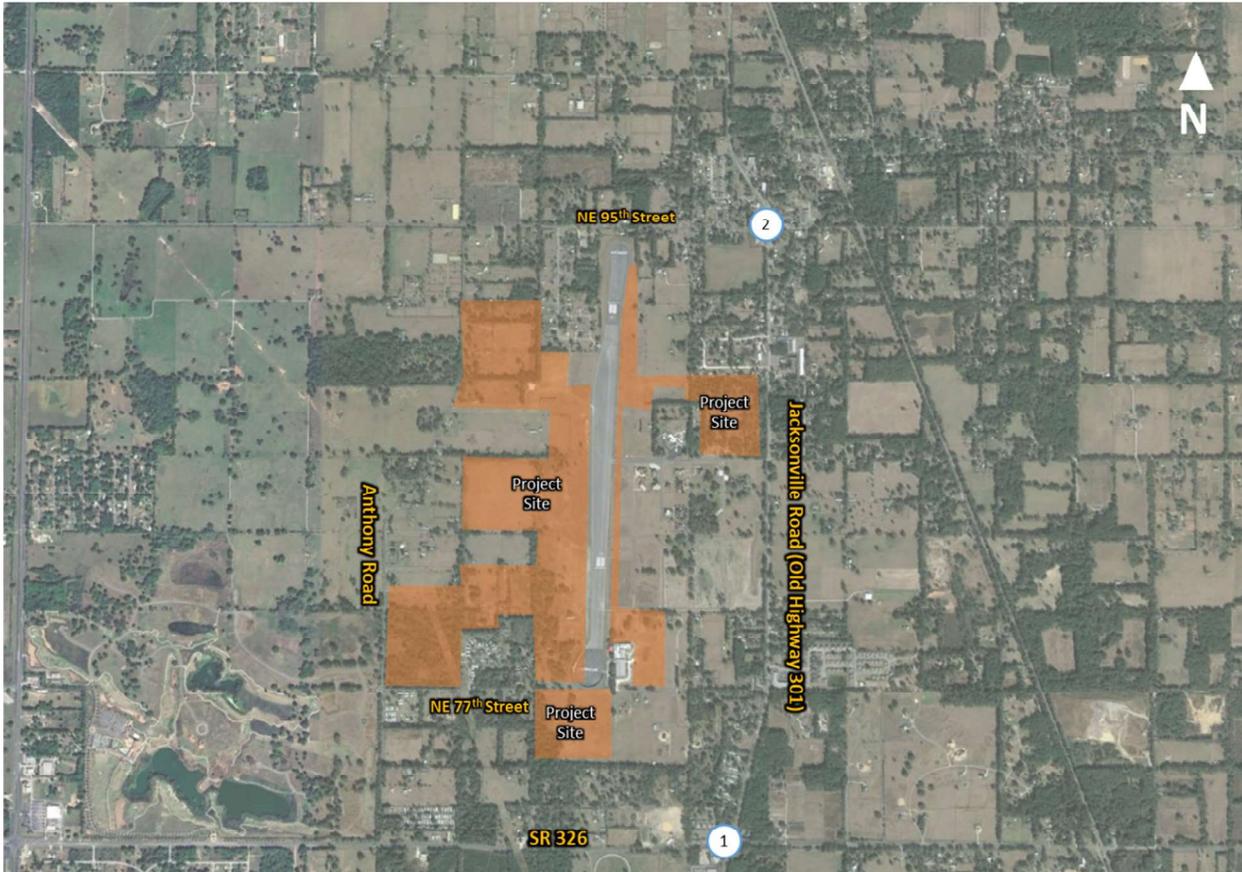
- Ken Odom (Marion County Growth Services)
- Chris Rison (Marion County Growth Services)
- Chris Zeigler (Marion County Office of the County Engineer)
- Don Watson (Marion County Office of the County Engineer)
- David Tillman (Tillman & Associates)
- Jon Harvey (Tillman & Associates)
- Andrew Garrison (Kittelison)
- Kok Wan Mah (Kittelison)

The site is located in north-central Marion County, as shown in **Figure 1**. The traffic memorandum to support the future land use amendment and rezoning will include turning movement counts and analysis for the following intersections:

1. Jacksonville Road at CR 326
2. Jacksonville Road at NE 95th Street

July 14, 2023

Figure 1: Site Location



The current zoning on the site include planned future land uses on the site currently include General Agriculture, Mobile Home Park, Light Industrial, and Residential Agricultural Estate as shown in

Figure 2. The planned future land use on the site currently includes Low Residential, Rural Land, and Public as shown in **Figure 3**. The site's zoning will be changed to Planned Unit Development once the development is approved.

July 14, 2023

Figure 2: Existing Zoning

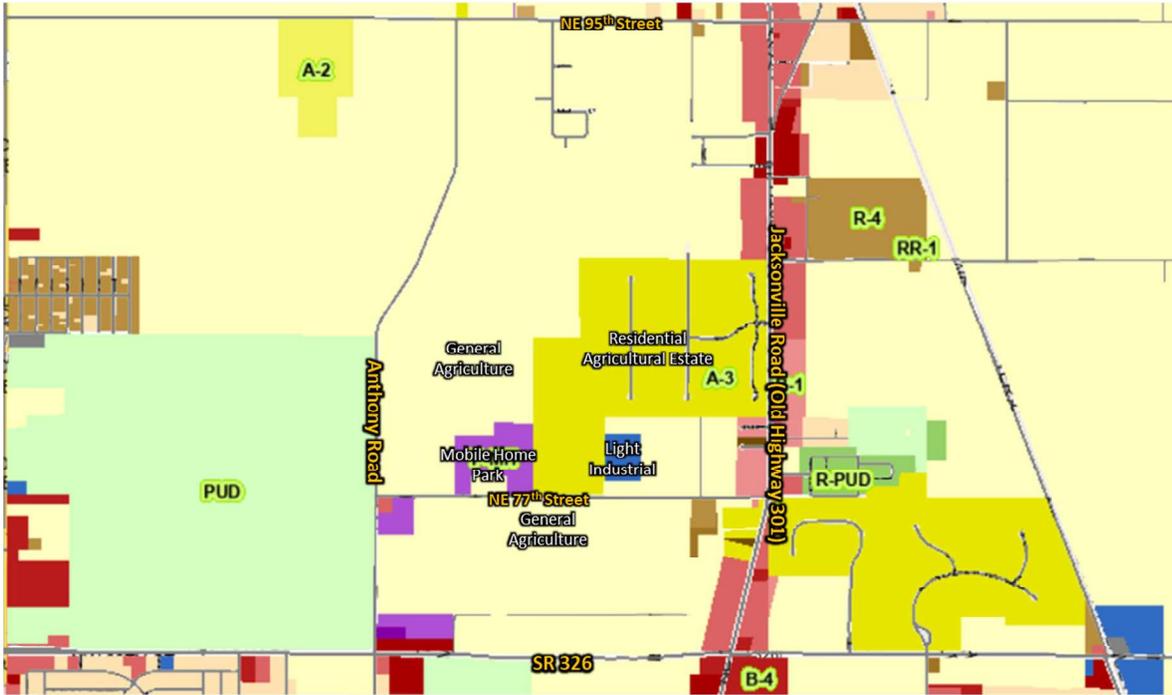
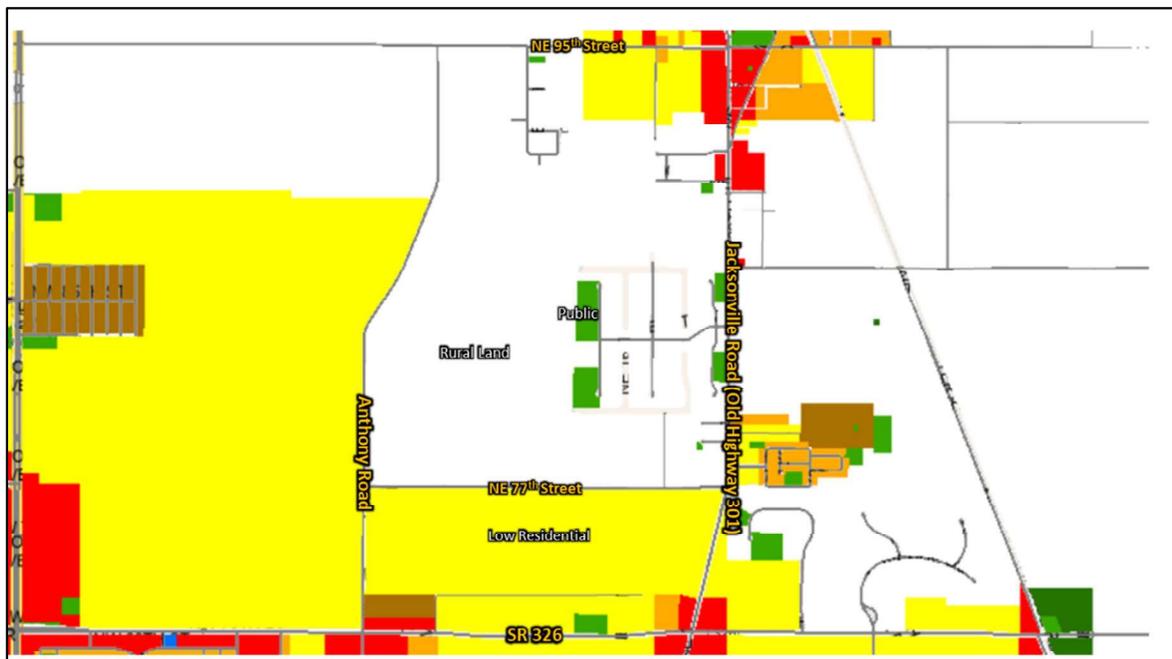


Figure 3: Current Future Land Use



The proposed development will include a mix of residential and commercial uses. The site plan is provided in **Attachment A**. The land uses, densities/intensities, and trip generation are summarized in Error! Not a valid bookmark self-reference.. The land use memorandum will compare the highest and

July 14, 2023

best use of the project site as currently defined by the existing land use and zoning will be compared to proposed land use and zoning designations shown in Error! Not a valid bookmark self-reference..

Table 1: Development Trip Generation

Land Use Type	ITE Code	Intensity	Units	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
					In	Out	Total	In	Out	Total
<i>Portion A (West of Airfield)</i>										
Single Family Detached Housing	210	222	DU	2,102	39	115	154	132	78	210
<i>Portion B (East of Airfield)</i>										
Single Family Detached Housing	210	32	DU	354	7	19	26	21	13	34
Warehouse*	150	80	KSF	165	11	3	14	4	10	14
<i>Portion B Total</i>				519	18	22	40	25	23	48
<i>Portion C (South of Airfield)</i>										
Multifamily Family Housing	220	208	DU	1,409	20	63	83	69	41	110
Development Total				4,030	77	200	277	226	142	368

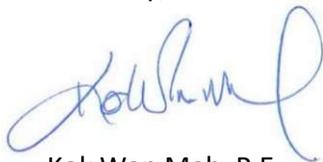
**Warehouse land use is utilized for the hangars that will support the proposed residential uses.*

The buildout year of the development will be considered as 2030.

The Central Florida Regional Planning Model version 7.0 (CFRPM v7.0) will be used to model the distribution of traffic from the development. A node was placed west, east, and south of the airfield to appropriately model the distribution of the development. The model distribution of the site can be seen in **Attachment B**. The distributions were applied to the existing roadway capacities to determine the roadway segments where project trips are significant, as shown in **Table 2**.

This methodology will be used to document the request for a land use change and rezoning in an upcoming memorandum. A request is made to the County to accept this methodology for the land use change memorandum.

Sincerely,



Kok Wan Mah, P.E.
Associate Transportation Engineer
Kittelson and Associates Inc.
kmah@kittelson.com



Table 2: Project Significance

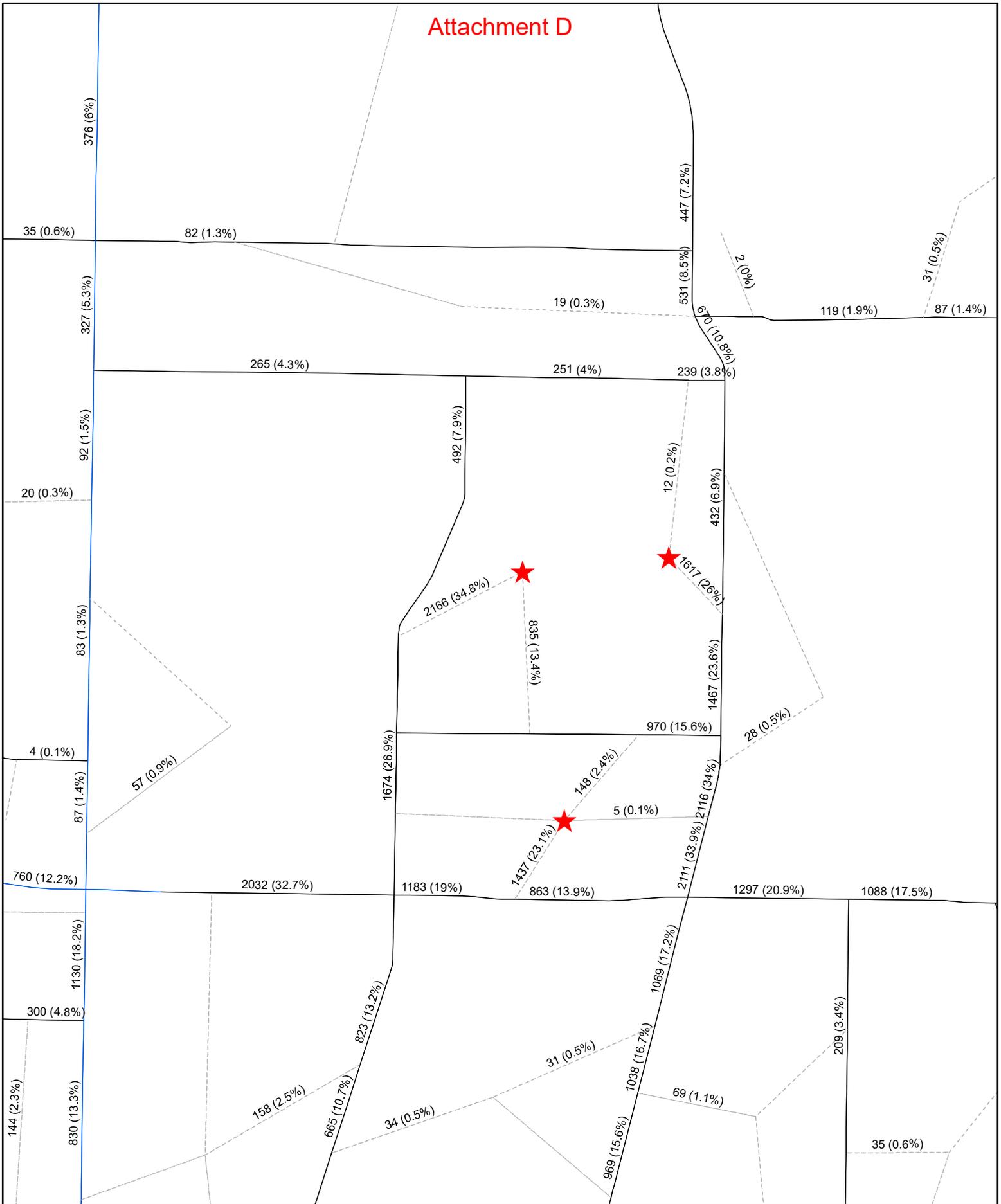
Segment	From	To	# Lanes	Pk-Hr Pk-Dir Capacity	% Project Trips	# of PM Pk-Dir Project Trips	Project Significance	Sig?	Adjacent to Site?	In Study Area?
CR 200A / Jacksonville Rd	NE 28 St	NE 35 St	4	1,800	13.70%	31	1.7%	No	No	No
	NW 35 St	NE 49 ST	2	634	13.70%	31	4.9%	Yes	No	Yes
	NE 49th St	SR 326	2	634	16.50%	37	5.8%	Yes	No	Yes
	SR 326	Urban Area Boundary (95th St Rd)	2	1,449	21.84%	49	3.4%	Yes	Yes	Yes
	Urban Area Boundary (95th St Rd)	NE 101 St	2	999	7.85%	18	1.8%	No	No	No
Anthony Rd	NW 35 St	NE 49 St	2	634	5.10%	12	1.9%	No	Yes	Yes
	NE 49th St	SR 326	2	634	11.95%	27	4.3%	Yes	Yes	Yes
	SR 326	NE 95th St	2	1,449	17.40%	39	2.7%	No	Yes	Yes
NE 95th St	W Anthony Rd	CR 200A	2	486	3.90%	9	1.9%	No	Yes	Yes
SR 326	CR 25A	US 441	4	2,000	12.20%	28	1.4%	No	No	No
	US 441	W Anthony Rd	2	704	32.70%	74	10.5%	Yes	No	Yes
	W Anthony Rd	CR 200A	2	704	16.45%	37	5.3%	Yes	No	Yes
	CR 200A	NE 36 Av	2	820	19.20%	43	5.2%	Yes	No	Yes
	NE 36 Av	NE 40 Av	2	820	17.50%	40	4.9%	Yes	No	Yes
	NE 40 Av	CR 35	2	820	7.60%	17	2.1%	No	No	No
US 441	NW 57 St	SR 326	4	2,000	15.75%	36	1.8%	No	No	No
	SR 326	NW 77 St	4	2,210	1.40%	3	0.1%	No	No	No



ATTACHMENT A – SITE PLAN

ATTACHMENT B – MODEL PLOT

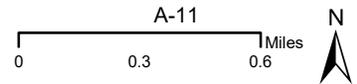
Attachment D



- Legend**
- ★ Study Zone
 - Centroid Connector
 - One Lane Per Direction
 - Two Lanes Per Direction
 - Three Lanes Per Direction
 - Four Lanes Per Direction
 - More Than Four Lanes Per Direction

**CFRPM Version 7 Cost Feasible 2030
Select Zone Total Volume (Select Zone Percentage)**

D 38



Appendix B: Parcel Property Cards

Portion A

Attachment D



Jimmy H. Cowan, Jr., CFA
 Marion County Property Appraiser

2022 Certified Assessment Roll
 Real Estate

14105-000-00

[GOOGLE Street View](#)

Prime Key: 266965

[Beta MAP IT+](#)

[Property Information](#)

[M.S.T.U.](#)

[PC: 99](#)

Acres: 40.14

JUMBOLAIR DEVELOPMENT LLC
 PO BOX 510310
 MELBOURNE FL 32951-0310

[Taxes / Assessments:](#) \$16,473.05

Map ID: 176

[Millage:](#) 9001 - UNINCORPORATED

[More Situs](#)

Situs: 8851 WEST ANTHONY RD ALL
 UNITS OCALA

[Current Value](#)

Land Just Value	\$873,891
Buildings	\$0
Miscellaneous	\$158,816
Total Just Value	\$1,032,707
Total Assessed Value	\$1,032,707
Exemptions	\$0
Total Taxable	\$1,032,707

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$873,891	\$0	\$158,816	\$1,032,707	\$1,032,707	\$0	\$1,032,707
2021	\$874,062	\$167,400	\$187,737	\$1,229,199	\$657,006	\$0	\$657,006
2020	\$877,660	\$175,007	\$187,737	\$1,240,404	\$666,180	\$0	\$666,180

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7393/1528	02/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	V	\$5,092,600
5970/1346	12/2013	31 CERT TL	0	U	I	\$100
5089/1716	08/2008	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$2,025,000
1810/0288	02/1992	08 CORRECTIVE	0	U	V	\$100
1762/1168	08/1991	07 WARRANTY	0	U	V	\$100
1366/0467	08/1986	05 QUIT CLAIM	0	U	V	\$100
1103/0420	03/1982	07 WARRANTY	0	U	V	\$1,000
1023/0035	06/1980	07 WARRANTY	0	U	V	\$35,960

[Property Description](#)

SEC 08 TWP 14 RGE 22

D 41

B-3

Attachment D

S 495 FT OF SE 1/4 OF SE 1/4
 EXC COM AT THE SE COR OF SEC 8 TH N 00-21-53 W 494.92 FT TH N 89-26-17 W
 758.43 FT TH S 00-14-29 E 573.56 FT TH S 89-22-39 E 759.23 FT TH N 00-02-39 W
 79.45 FT TO THE POB &
 SEC 16 TWP 14 RGE 22
 S 4 CHS OF NW 1/4 OF NW 1/4 OF NW 1/4 &
 SEC 17 TWP 14 RGE 22
 S 200 FT OF N 620 FT OF NE 1/4 OF NW 1/4 E OF W ANTHONY RD &
 N 620 FT OF NE 1/4 EXC N 420 FT OF W 1037.14 FT

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9902		.0	.0	A1	31.96	AC	28,000.0000	1.00	0.91	1.00	814,341	814,341
2010		.0	.0	A1	4.74	AC	8,000.0000	1.00	0.91	1.00	34,507	34,507
2015		.0	.0	A1	3.44	AC	8,000.0000	1.00	0.91	1.00	25,043	25,043
2015		.0	.0	A1	1.00	UT	.0000	1.00	0.91	1.00		
9994		.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 1459 - JUMBOLAIR AVIATION ESTATES											Total Land - Class \$873,891	
Mkt: 8 70											Total Land - Just \$873,891	

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width	
190 SEPTIC 1-5 BTH	1.00		UT	99	1981	2	0.0	0.0	
256 WELL 1-5 BTH	1.00		UT	99	2013	4	0.0	0.0	
159 PAV CONCRETE	5,440.00		SF	20	1981	3	0.0	0.0	
057 QUONSET BLDG	2,898.00		SF	20	1993	1	46.0	63.0	
190 SEPTIC 1-5 BTH	1.00		UT	99	1989	2	0.0	0.0	
190 SEPTIC 1-5 BTH	1.00		UT	99	1989	2	0.0	0.0	
144 PAVING ASPHALT	205,200.00		SF	5	1984	5	0.0	0.0	
048 SHED OPEN	9,920.00		SF	15	1981	3	80.0	124.0	
								Total Value - \$158,816	

Appraiser Notes

SURVEY IN SEC FOLDER

Planning and Building

**** Permit Search ****

Permit Number Issued Date Complete Date Description

2021122773	3/9/2022	5/3/2022	DEMO OF EXISTING METAL BUILDING 120; X 136; AND 1 QUONSET H
2021111145	1/1/1900	1/1/1900	HANGAR # 2 100 X 120

Cost/Market Summary

Buildings R.C.N.	\$0	4/4/2014				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$158,816	1/4/2022	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$873,891	5/10/2022				
Total Just Value	\$1,032,707	.				

Attachment D



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

2022 Certified Assessment Roll

Real Estate

14106-000-00

[GOOGLE Street View](#)

Prime Key: 267023

[Beta MAP IT+](#)

[Property Information](#)

[M.S.T.U.](#)

[PC: 99](#)

Acres: 40.00

BULL LAND HOLDINGS LLC
PO BOX 510310
MELBOURNE FL 32951-0310

[Taxes / Assessments:](#) \$7,249.15

Map ID: 175

[Millage:](#) 9001 - UNINCORPORATED

[More Situs](#)

Situs: 9101 WEST ANTHONY RD
OCALA

[Current Value](#)

Land Just Value	\$450,000
Buildings	\$0
Miscellaneous	\$1,420
Total Just Value	\$451,420
Total Assessed Value	\$451,420
Exemptions	\$0
Total Taxable	\$451,420

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$450,000	\$0	\$1,420	\$451,420	\$451,420	\$0	\$451,420
2021	\$373,200	\$88,741	\$24,593	\$486,534	\$163,794	\$0	\$163,794
2020	\$373,200	\$81,892	\$24,643	\$479,735	\$156,995	\$0	\$156,995

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7393/1537	02/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$715,600
5970/1346	12/2013	31 CERT TL	0	U	I	\$100
2954/0180	05/2001	06 SPECIAL WARRANTY	0	U	I	\$100
2908/0705	02/2001	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$250,000
2521/0354	06/1998	05 QUIT CLAIM	0	U	I	\$100
2120/1314	03/1995	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
1118/1621	07/1982	07 WARRANTY	0	U	I	\$85,000

[Property Description](#)

SEC 08 TWP 14 RGE 22
SW 1/4 OF SE 1/4 & S 1/2 OF SE 1/4 OF SW 1/4 LYING E OF E ANTHONY RD

D 43

B-5

Attachment D

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9902		.0	.0	A1	40.00	AC	12,500.0000	1.00	0.90	1.00	450,000	450,000
9994		.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 0875 - ACREAGE 441 EAST TO JAX RD											Total Land - Class \$450,000	
Mkt: 3 70											Total Land - Just \$450,000	

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00		UT	99	1965	1	0.0	0.0
114 FENCE BOARD	1,320.00		LF	10	1972	2	0.0	0.0
256 WELL 1-5 BTH	1.00		UT	99	1995	2	0.0	0.0
								Total Value - \$1,420

Appraiser Notes

Planning and Building

**** Permit Search ****

Permit Number Issued Date Complete Date Description

M070040	7/1/2004	8/1/2004	MBL
2021053001	1/1/1900	6/15/2021	DEMO OF MOBILE HOME & REMOVAL OF ALL DEBRIS SEPTIC AND WELL
2021053002	1/1/1900	7/21/2021	DEMO OF SFR & REMOVAL OF ALL DEBRIS SEPTIC AND WELL TO REMA

Cost/Market Summary

Buildings R.C.N.	\$0	4/4/2014			
Total Depreciation	\$0				
Bldg - Just Value	\$0				
Misc - Just Value	\$1,420	12/28/2021	Bldg Nbr	RCN	Depreciation
Land - Just Value	\$450,000	5/11/2022			Depreciated
Total Just Value	\$451,420	.			

Attachment D



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

2022 Certified Assessment Roll

Real Estate

14591-000-00

[GOOGLE Street View](#)

Prime Key: 274275

[Beta MAP IT+](#)

[Property Information](#)

[M.S.T.U.](#)

[PC: 99](#)

Acres: 10.96

BULL LAND HOLDINGS LLC
PO BOX 510310
MELBOURNE FL 32951-0310

[Taxes / Assessments:](#) \$1,999.74

Map ID: 176

[Millage:](#) 9001 - UNINCORPORATED

[More Situs](#)

Situs: 8903 WEST ANTHONY RD
OCALA

[Current Value](#)

Land Just Value	\$123,300
Buildings	\$0
Miscellaneous	\$552
Total Just Value	\$123,852
Total Assessed Value	\$123,852
Exemptions	\$0
Total Taxable	\$123,852

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$123,300	\$0	\$552	\$123,852	\$123,852	\$0	\$123,852
2021	\$122,704	\$126,662	\$5,106	\$254,472	\$167,650	\$0	\$167,650
2020	\$122,704	\$123,472	\$5,106	\$251,282	\$164,280	\$0	\$164,280

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7393/1537	02/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$715,600
5970/1346	12/2013	31 CERT TL	0	U	I	\$100
4439/0008	05/2006	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$650,000
LESE/03YR	01/2000	LS LEASE	0	U	I	\$180
AC98/0324	11/1998	EI E I	0	U	I	\$68,936
2510/1660	06/1998	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$157,500

[Property Description](#)

SEC 17 TWP 14 RGE 22
W 1037.14 FT OF N 420 FT OF N 1/2 OF NE 1/4 &

D 45

B-7

Attachment D

N 420 FT OF NE 1/4 OF NW 1/4 E OF RD

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9902		.0	.0	A1	10.96	AC	12,500.0000	1.00	0.90	1.00	123,300	123,300
9994		.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 0875 - ACREAGE 441 EAST TO JAX RD											Total Land - Class \$123,300	
Mkt: 3 70											Total Land - Just \$123,300	

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width	
256 WELL 1-5 BTH	1.00		UT	99	1968	3	0.0	0.0	
114 FENCE BOARD	438.00		LF	10	1985	3	0.0	0.0	
256 WELL 1-5 BTH	1.00		UT	99	1968	1	0.0	0.0	
								Total Value - \$552	

Appraiser Notes

Planning and Building

**** Permit Search ****

Permit Number	Issued Date	Complete Date	Description
2018031800	3/26/2018	5/11/2018	REROOF SHINGLES OFF THEN ON SFR 10124.1
M030869	3/1/2002	4/1/2002	RES DRIVEWAY-CULVERT
M070866	7/1/1999	8/1/1999	WELL
2021053007	1/1/1900	7/26/2021	DEMOLITION OF SFR AND REMOVAL OF ALL DEBRIS; SEPTIC AND WEL
2021090849	1/1/1900	10/14/2021	DEMOLITION OF SINGLE FAMILY RESIDENCE AND REMOVAL OF ALL DE

Cost/Market Summary

Buildings R.C.N.	\$0	11/30/2021			
Total Depreciation	\$0				
Bldg - Just Value	\$0				
Misc - Just Value	\$552	12/28/2021	Bldg Nbr	RCN	Depreciation
Land - Just Value	\$123,300	5/11/2022			Depreciated
Total Just Value	\$123,852	.			



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

2022 Certified Assessment Roll
Real Estate

14592-006-00

Prime Key: 274356

[Beta MAP IT+](#)

[Property Information](#)

BULL LAND HOLDINGS LLC
PO BOX 510310
MELBOURNE FL 32951-0310

[Taxes / Assessments:](#) \$259.87
Map ID: 176
[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)
[PC:](#) 53
Acres: 66.40

[Current Value](#)

Land Just Value	\$580,963		
Buildings	\$0		
Miscellaneous	\$1,200	Impact	
Total Just Value	\$582,163	Land Class Value	(\$566,687)
Total Assessed Value	\$15,476	Total Class Value	\$14,276
Exemptions	\$0	Ex Codes: 08	\$15,476
Total Taxable	\$15,476		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$580,963	\$0	\$1,200	\$582,163	\$15,476	\$0	\$15,476
2021	\$442,638	\$0	\$1,200	\$443,838	\$15,144	\$0	\$15,144
2020	\$442,638	\$0	\$1,200	\$443,838	\$15,016	\$0	\$15,016

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7393/1537	02/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$715,600
5970/1346	12/2013	31 CERT TL	0	U	I	\$100
2748/0726	01/2000	05 QUIT CLAIM	0	U	I	\$100
UNRE/INST	07/1989	07 WARRANTY	0	U	I	\$100
1545/0142	12/1988	07 WARRANTY	9 UNVERIFIED	Q	I	\$122,500
1518/1652	04/1988	05 QUIT CLAIM	9 UNVERIFIED	U	I	\$100
1440/0254	07/1987	05 QUIT CLAIM	9 UNVERIFIED	U	I	\$100

[Property Description](#)

SEC 17 TWP 14 RGE 22
SW 1/4 OF NE 1/4
EXC ANY PT LYING WITHIN OR BOOK 1545-142 &
COM AT THE E 1/4 OF SEC 17 TH N 89-46-30 W 419.70 FT TO THE POB TH CONT
N 89-46-30 W 899.20 FT TH CONT N 89-46-30 W 1319.63 FT TH CONT
N 89-46-30 W 1269.29 FT TH N 00-27-33 E 50 FT TH S 89-46-30 E 1268.95 FT

D 47

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Attachment D

TH CONT S 89-46-30 E 1218.71 FT TH N 00-00-41 E 1278.77 FT TH S 89-36-25 E
 998.83 FT TH S 00-02-39 E 1325.64 FT TO THE POB
 EXC ROW LINE FOR W ANTHONY RD
 EXC ANY PT THEREOF LYING WITHIN PLAT BOOK 7 PAGE 135

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5302		1,270.0	1,216.0	A1	40.00	AC	10,500.0000	1.00	0.90	1.00	8,600	378,000
5302		.0	.0	A1	2.75	AC	10,500.0000	1.00	0.90	0.50	591	12,994
5302		.0	.0	A1	23.65	AC	10,500.0000	1.00	0.90	0.85	5,085	189,969
9994		.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 0875 - ACREAGE 441 EAST TO JAX RD											Total Land - Class \$14,276	
Mkt: 3 70											Total Land - Just \$580,963	

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
259 WELL 04-12IN	1.00		UT	99	1980	1	0.0	0.0
							Total Value - \$1,200	

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Issued Date	Complete Date	Description			
<u>Cost/Market Summary</u>						
Buildings R.C.N.	\$0	9/19/2000				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$1,200	4/4/2014	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$580,963	5/11/2022				
Total Just Value	\$582,163	.				



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

2022 Certified Assessment Roll
Real Estate

14598-000-02

Prime Key: 3237200

[Beta MAP IT+](#)

[Property Information](#)

JUMBOLAIR DEVELOPMENT LLC
PO BOX 510310
MELBOURNE FL 32951-0310

[Taxes / Assessments:](#) \$0.00
Map ID: 193
[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)
[PC:](#) 09
Acres: 23.84

[Current Value](#)

Land Just Value	\$238,400	
Buildings	\$0	
Miscellaneous	\$280,893	
Total Just Value	\$519,293	Ex Codes: 21
Total Assessed Value	\$519,293	
Exemptions	(\$519,293)	
Total Taxable	\$0	

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$238,400	\$0	\$280,893	\$519,293	\$519,293	\$519,293	\$0
2021	\$238,400	\$0	\$145,377	\$383,777	\$383,777	\$383,777	\$0
2020	\$238,400	\$0	\$145,377	\$383,777	\$383,777	\$383,777	\$0

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7393/1528	02/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	V	\$5,092,600
5970/1346	12/2013	31 CERT TL	0	U	V	\$100

[Property Description](#)

SEC 16 TWP 14 RGE 22
PLAT BOOK 007 PAGE 135
JUMBOLAIR AVIATION ESTATES UNIT ONE REPLAT
TR B (PRIVATE AIRPLANE TAXIWAY) &
PLAT BOOK 007 PAGE 135
JUMBOLAIR AVIATION ESTATES UNIT ONE REPLAT
TR C (RESERVED FOR OPEN SPACE AND LANDSCAPE AREAS &
DEDICATED BY PLAT TO JUMBOLAIR AVIATION ESTATES HOA INC) &
TR A (RESERVED FOR AIRPLANE TAXIWAY & AIRSTRIP
DEDICATED BY PLAT TO JUMBOLAIR AVIATION ESTATES HOA INC)
Parent Parcel: 14598-000-00

Attachment D

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
2010		.0	.0	A3	4.01	AC	20,000.0000	1.00	1.00	0.50	40,100	40,100
2010		.0	.0	A3	9.68	AC	20,000.0000	1.00	1.00	0.50	96,800	96,800
9902		.0	.0	A3	4.41	AC	20,000.0000	1.00	1.00	0.50	44,100	44,100
2010		.0	.0	A3	5.74	AC	20,000.0000	1.00	1.00	0.50	57,400	57,400
0498		.0	.0	A3	1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 1459 - JUMBOLAIR AVIATION ESTATES											Total Land - Class \$238,400	
Mkt: 8 70											Total Land - Just \$238,400	

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
114 FENCE BOARD	1,080.00		LF	10	2002	4	0.0	0.0
144 PAVING ASPHALT	420,000.00		SF	5	2002	5	0.0	0.0
							Total Value - \$280,893	

Appraiser Notes

ASPHALT IS TAXIWAY

Planning and Building

** Permit Search **

Permit Number	Issued Date	Complete Date	Description			
<u>Cost/Market Summary.</u>						
Buildings R.C.N.	\$0	1/1/1800				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$280,893	1/4/2022	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$238,400	5/10/2022				
Total Just Value	\$519,293	.				



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

2022 Certified Assessment Roll
Real Estate

14600-001-00

[GOOGLE Street View](#)

Prime Key: 274470

[Beta MAP IT+](#)

Property Information

1155 NE 77TH LLC
PO BOX 510310
MELBOURNE FL 32951-0310

Taxes / Assessments: \$246.04
Map ID: 176
Millage: 9001 - UNINCORPORATED

M.S.T.U.
PC: 63
Acres: 27.96

Situs: 8149 WEST ANTHONY RD
OCALA

Current Value

Land Just Value	\$301,320		
Buildings	\$0		
Miscellaneous	\$1,200	Impact	(\$287,917)
Total Just Value	\$302,520	Land Class Value	\$13,403
Total Assessed Value	\$14,603	Total Class Value	\$14,603
Exemptions	\$0	<u>Ex Codes:</u> 08	
Total Taxable	\$14,603		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$301,320	\$0	\$1,200	\$302,520	\$14,603	\$0	\$14,603
2021	\$245,039	\$22,097	\$11,933	\$279,069	\$71,710	\$0	\$71,710
2020	\$245,039	\$20,132	\$11,933	\$277,104	\$69,745	\$0	\$69,745

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7393/1548	02/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$700,000
5970/1346	12/2013	31 CERT TL	0	U	I	\$100
1518/1652	04/1988	05 QUIT CLAIM	9 UNVERIFIED	U	I	\$100
1440/0254	07/1987	05 QUIT CLAIM	9 UNVERIFIED	U	I	\$100
1367/1390	08/1986	07 WARRANTY	0	U	I	\$100
1311/0426	10/1985	05 QUIT CLAIM	0	U	I	\$100
1226/1653	06/1984	07 WARRANTY	0	U	I	\$255,000

Property Description

SEC 17 TWP 14 RGE 22
BEGIN AT THE NW COR OF SW 1/4 OF SE 1/4 OF SEC 17 TH S 01-52-30 E 348.9 FT MOL
TO A PT THAT IS S 01-52-30 E 1657.27 FT S OF THE CENTER OF SEC TH N 88-37 E

D 51

B-13

Attachment D

660 FT TH N 01-52-30 W 228.74 FT TH N 88-37 E 665.14 FT TH N 01-14 W 108.50 FT
 TH W TO THE POB &
 S 1/2 OF NW 1/4 OF SE 1/4
 EXC W 43 FT THEREOF &
 W 83 FT OF S 50 FT OF N 1/2 OF NW 1/4 OF SE 1/4 &
 S 50 FT OF N 1/2 OF NE 1/4 OF SW 1/4 LYING E OF W ANTHONY RD

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
6302		.0	.0	A1	26.21	AC	12,500.0000	1.00	0.89	1.00	3,669	291,586
9430		.0	.0	A1	1.75	AC	12,500.0000	1.00	0.89	0.50	9,734	9,734
9994		.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 0875 - ACREAGE 441 EAST TO JAX RD											Total Land - Class \$13,403	
Mkt: 3 70											Total Land - Just \$301,320	

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width	
256 WELL 1-5 BTH	1.00		UT	99	1977	1	0.0	0.0	
256 WELL 1-5 BTH	1.00		UT	99	1980	1	0.0	0.0	
259 WELL 04-12IN	1.00		UT	99	1980	1	0.0	0.0	
								Total Value - \$1,200	

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number Issued Date Complete Date Description

2022011796 1/1/1900 1/1/1900 DEMO OF MH AND REMOVAL OF ALL DEBRIS; SEPTIC AND WELL TO RE

Cost/Market Summary

Buildings R.C.N.	\$0	4/4/2014				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$1,200	12/28/2021	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$301,320	5/21/2022				
Total Just Value	\$302,520	.				



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

2022 Certified Assessment Roll

Real Estate

14601-000-00

[GOOGLE Street View](#)

Prime Key: 3358643

[Beta MAP IT+](#)

[Property Information](#)

1155 NE 77TH LLC
PO BOX 510310
MELBOURNE FL 32951-0310

[Taxes / Assessments:](#) \$39,970.31
Map ID: 176
[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)
[PC:](#) 63
Acres: 59.07

[More Situs](#)

Situs: 1155 NE 77TH ST OCALA

[Current Value](#)

Land Just Value	\$1,227,832		
Buildings	\$1,524,312		
Miscellaneous	\$496,388	Impact	
Total Just Value	\$3,248,532	Land Class Value	(\$875,229)
Total Assessed Value	\$2,373,303	Total Class Value	\$352,603
Exemptions	\$0	Ex Codes: 08	\$2,373,303
Total Taxable	\$2,373,303		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$1,227,832	\$1,524,312	\$496,388	\$3,248,532	\$2,373,303	\$0	\$2,373,303
2021	\$1,222,442	\$1,280,890	\$1,189,353	\$3,692,685	\$3,451,185	\$0	\$3,451,185
2020	\$2,272,003	\$1,266,586	\$1,190,638	\$4,729,227	\$3,883,277	\$0	\$3,883,277

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7393/1548	02/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$700,000
5970/1346	12/2013	31 CERT TL	0	U	I	\$100
5124/1752	11/2008	09 EASEMNT	0	U	I	\$100
5095/1318	09/2008	09 EASEMNT	0	U	V	\$100
5095/1300	09/2008	09 EASEMNT	0	U	V	\$100
3156/0013	05/2002	34 TAX	7 PORTIONUND INT	U	V	\$2,900
2952/0133	05/2001	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
2748/0729	01/2000	07 WARRANTY	8 ALLOCATED	U	I	\$255,600
2592/1760	12/1998	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	I	\$216,000
1518/1652	08/1988	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100

[Property Description](#)

Attachment D

SEC 17 TWP 14 RGE 22
 E 1/2 OF SE 1/4 OF SEC 17
 EXC COM AT THE SW COR OF SW 1/4 OF SEC 16 TH N 00-00-41 W 25 FT TO THE
 POB TH N 89-47-44 W 140 FT TH N 00-00-41 E 229.21 FT TH N 89-52-57 E 15 FT TH
 N 00-00-41 E 1069.24 FT TH S 89-47-06 E 125 FT TH S TO THE POB &
 N 6 CHS OF NW 1/4 OF NW 1/4 OF SEC 16 &
 EXC ANY PT LYING WITHIN THE FOLLOWING DESC PROPERTY:
 PLAT BOOK 011 PAGE 075
 JUMBOLAIR AVIATION ESTATES UNIT 2 &
 EXC ANY PT LYING WITHIN THE FOLLOWING DESC PROPERTY:
 PLAT BOOK 007 PG 135
 A REPLAT OF JUMBOLAIR AVIATION ESTATES UNIT 1

[Land Data - Warning: Verify Zoning](#)

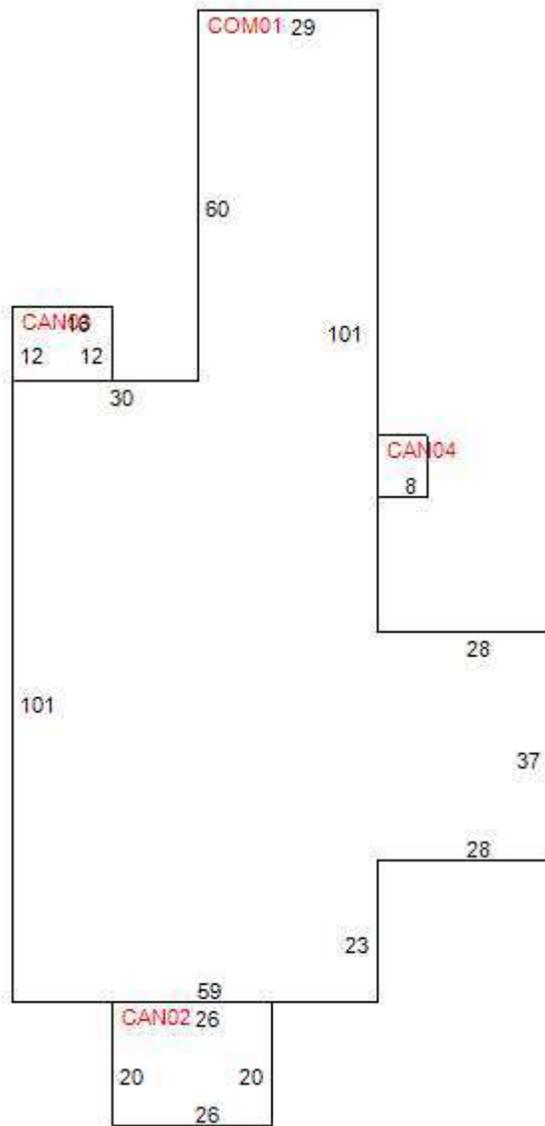
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5000		.0	.0	A3	8.00	AC	28,000.0000	1.00	1.04	1.00	232,960	232,960
5000		.0	.0	A3	1.00	AC	28,000.0000	1.00	1.04	1.00	29,120	29,120
6302		.0	.0	A3	35.32	AC	28,000.0000	1.00	0.89	1.00	4,945	880,174
2010		.0	.0	A3	12.00	AC	8,000.0000	1.00	0.89	1.00	85,440	85,440
9470		435.0	275.0	A3	2.75	AC	50.0000	1.00	1.00	1.00	138	138
9994		.0	.0	A3	1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 1459 - JUMBOLAIR AVIATION ESTATES											Total Land - Class	\$352,603
Mkt: 8 70											Total Land - Just	\$1,227,832

[Traverse](#)

Building 1 of 5

COM01=R59U23R28U37L28U101L29D60L30D101.R16
 CAN02=D20R26U20L26.L16U101
 CAN03=U12R16D12L16.R30U60R29D79
 CAN04=R8U10L8D10.

Attachment D



Building Characteristics

Structure	6 - PILASTERS	Year Built 1974
Effective Age	5 - 20-24 YRS	Physical Deterioration 0%
Condition	1	Obsolescence: Functional 0%
Quality Grade	700 - GOOD	Obsolescence: Locational 0%
Inspected on	1/1/2022 by 225	Base Perimeter 496

Exterior Wall 32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	12.9	1.00	1974	0	8,735	M77 CLUB/HALL/LODGE	100 %	N	Y
2	13.5	1.00	1974	0	520	CAN CANOPY-ATTACHD	100 %	N	N
3	8.0	1.00	1974	0	192	CAN CANOPY-ATTACHD	100 %	N	N
4	8.0	1.00	1974	0	80	CAN CANOPY-ATTACHD	100 %	N	N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 1	4 Fixture Baths: 2	2 Fixture Baths: 2
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 34

Attachment D
Traverse

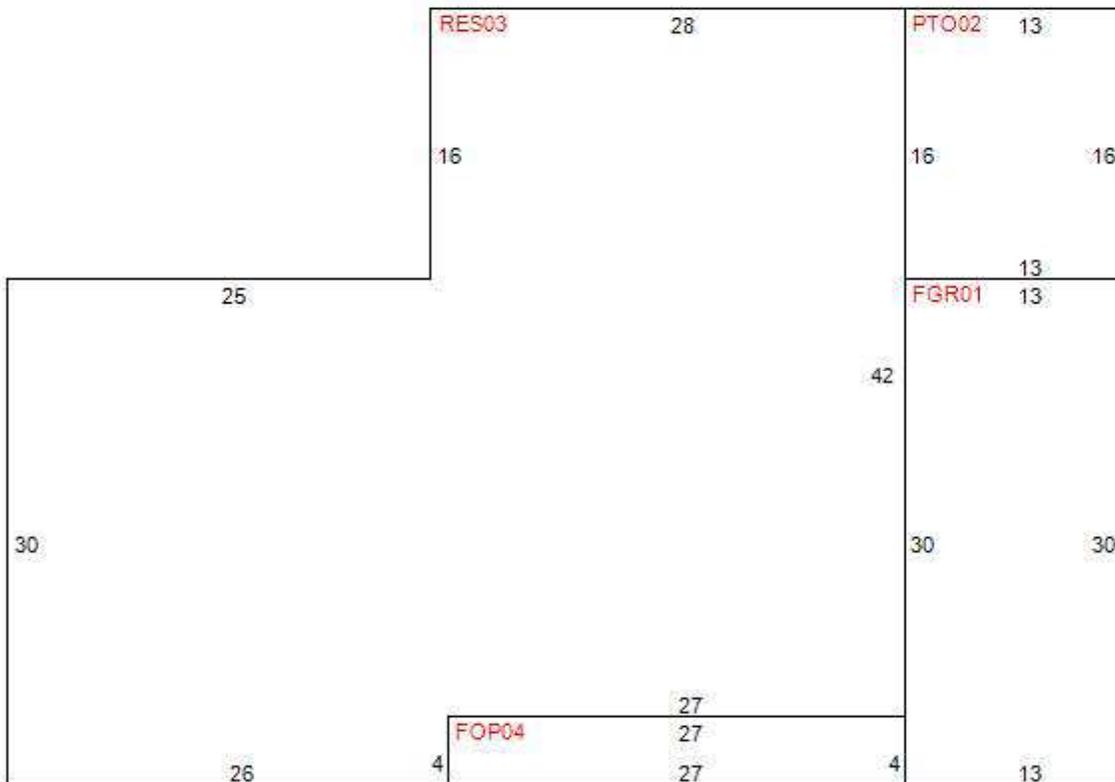
Building 2 of 5

FGR01=L13D30R13U30.

PTO02=U16L13D16R13.D30L13U4

RES03=U42L28D16L25D30R26U4R27.

FOP04=D4L27U4R27.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 2
Quality Grade 500 - FAIR
Inspected on 1/1/2022 by 225

Year Built 1974
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 198

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
FGR 0132	- CONC BLK-STUCO	1.00	1974	N	0 %	0 %	390	390
PTO 0201	- NO EXTERIOR	1.00	1974	N	0 %	0 %	208	208
RES 0332	- CONC BLK-STUCO	1.00	1974	N	0 %	0 %	1,930	1,930
FOP 0401	- NO EXTERIOR	1.00	1974	N	0 %	0 %	108	108

Section: 3

Attachment D

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 7 BLK PERIMETER
A/C: Y

Floor Finish: 24 CARPET
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

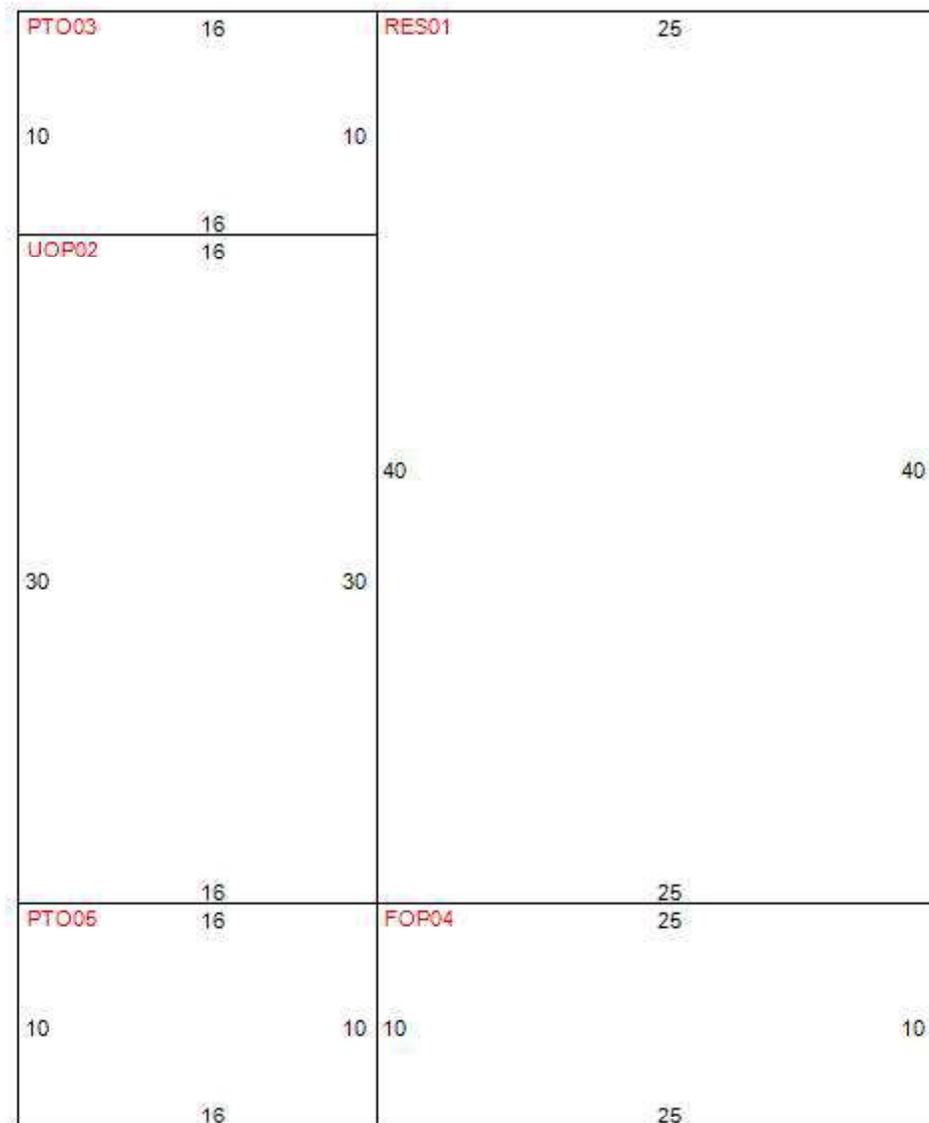
Bedrooms: 3
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: Y
Garbage Compactor: N
Intercom: N
Vacuum: N

[Traverse](#)

Building 3 of 5

RES01=L25D40R25U40.L25D10
 UOP02=L16D30R16U30.
 PTO03=U10L16D10R16.D30
 FOP04=R25D10L25U10.
 PTO05=L16D10R16U10.



[Building Characteristics](#)

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 2

Year Built 1974
Physical Deterioration 0%
Obsolescence: Functional 0%

D 57

Attachment D

Quality Grade 400 - FAIR
Inspected on 1/1/2022 by 225

Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 130

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0132	- CONC BLK-STUCO	1.00	1974	N	0 %	0 %	1,000	1,000
UOP	0201	- NO EXTERIOR	1.00	1974	N	0 %	0 %	480	480
PTO	0301	- NO EXTERIOR	1.00	1974	N	0 %	0 %	160	160
FOP	0401	- NO EXTERIOR	1.00	1974	N	0 %	0 %	250	250
PTO	0501	- NO EXTERIOR	1.00	1974	N	0 %	0 %	160	160

Section: 1

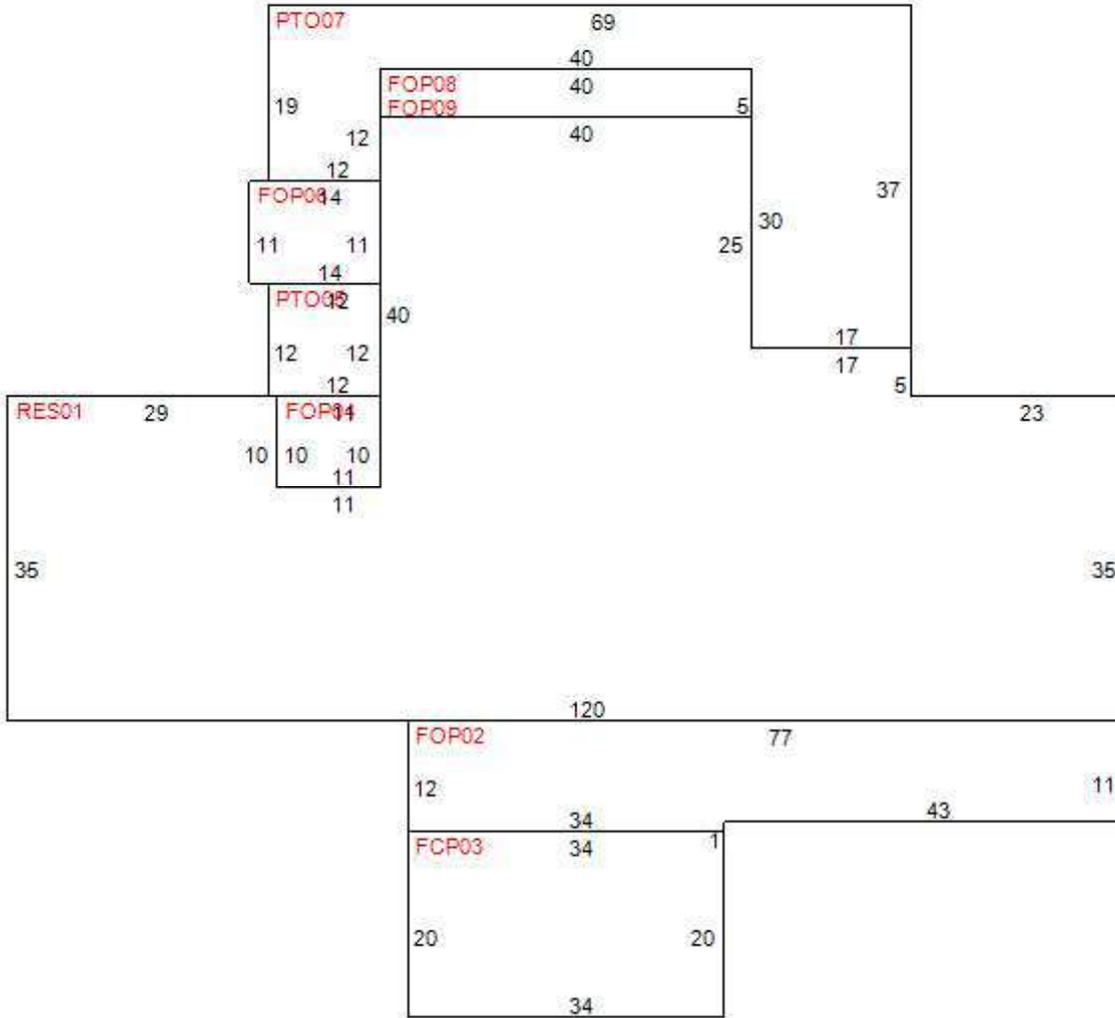
Roof Style: 10 GABLE	Floor Finish: 42 CERAMIC/PORCELAIN TILE	Bedrooms: 0	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 22 CUSTOM WD PANL	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 1	Extra Fixtures: 3	Intercom: Y
A/C: Y			Vacuum: N

[Traverse](#)

Building 4 of 5

RES01=L120U35R29D10R11U40R40D25R17D5R23D35.
 FOP02=D11L43D1L34U12R77.L77D12
 FCP03=D20R34U20L34.U12L43U35R40
 FOP04=D10L11U10R11.
 PTO05=U12L12D12R12.U12
 FOP06=U11L14D11R14.U11
 PTO07=U12R40D30R17U37L69D19R12.U7
 FOP08=U5R40D5L40.
 FOP09=U5R40D5L40.

Attachment D



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 2
Quality Grade 800 - VERY GOOD
Inspected on 1/1/2022 by 225

Year Built 1975
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 8 - DESIGNED RESID
Base Perimeter 390

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0132	- CONC BLK-STUCO	1.46	1975	N	0 %	0 %	5,375	7,848
FOP 0201	- NO EXTERIOR	1.00	1975	N	0 %	0 %	881	881
FCP 0301	- NO EXTERIOR	1.00	1975	N	0 %	0 %	680	680
FOP 0401	- NO EXTERIOR	1.00	1975	N	0 %	0 %	110	110
PTO 0501	- NO EXTERIOR	1.00	1975	N	0 %	0 %	144	144
FOP 0601	- NO EXTERIOR	1.00	1975	N	0 %	0 %	154	154
PTO 0701	- NO EXTERIOR	1.00	1975	N	0 %	0 %	1,137	1,137
FOP 0801	- NO EXTERIOR	1.00	1975	N	0 %	0 %	200	200
FOP 0901	- NO EXTERIOR	1.00	1975	N	0 %	0 %	200	200

Section: 1

Attachment D

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 7 BLK PERIMETER
A/C: Y

Floor Finish: 24 CARPET
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 2

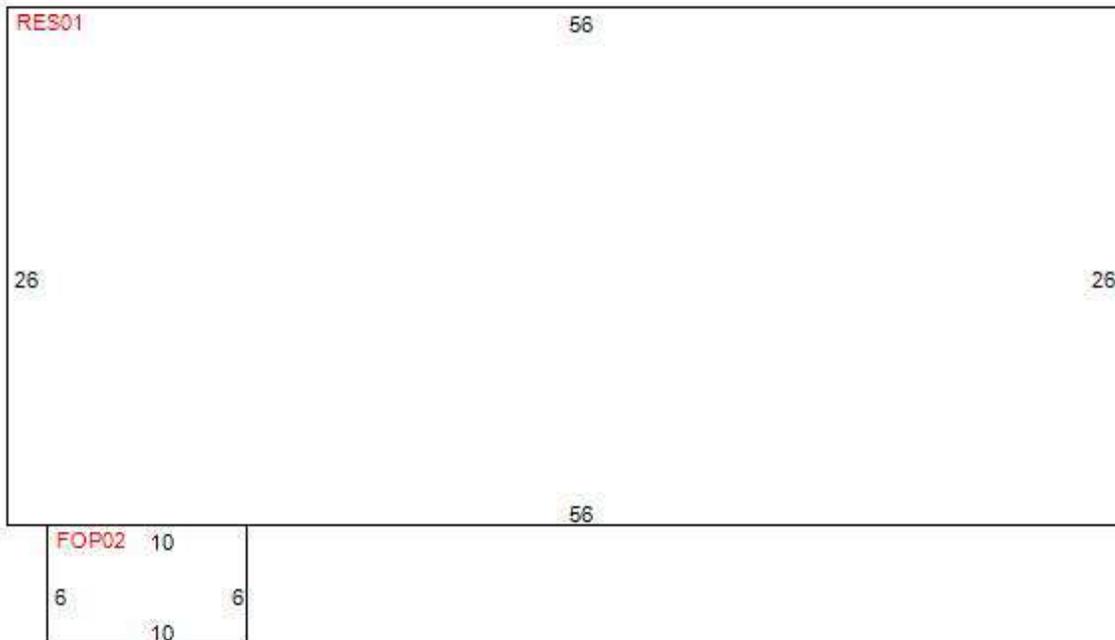
Bedrooms: 5
4 Fixture Baths: 2
3 Fixture Baths: 3
2 Fixture Baths: 1
Extra Fixtures: 7

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: Y
Garbage Compactor: N
Intercom: Y
Vacuum: Y

[Traverse](#)

Building 5 of 5

RES01=R56U26L56D26.R2
 FOP02=D6R10U6L10.



[Building Characteristics](#)

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 2
Quality Grade 400 - FAIR
Inspected on 1/1/2022 by 225

Year Built 1974
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 164

D 60

Attachment D

Type	ID	Exterior Walls	Stories	Year Built	Finished	Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0132	- CONC BLK-STUCO	1.00	1974	N	0 %	0 %		1,456	1,456
FOP	0201	- NO EXTERIOR	1.00	1974	N	0 %	0 %		60	60

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 0	Blt-In Kitchen: N
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 18 DRYWALL-PAPER	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	2.00		UT	99	1974	2	0.0	0.0
256 WELL 1-5 BTH	1.00		UT	99	1971	1	0.0	0.0
009 BARN HORSE	1,848.00		SF	40	1970	3	84.0	22.0
256 WELL 1-5 BTH	1.00		UT	99	1977	1	0.0	0.0
190 SEPTIC 1-5 BTH	1.00		UT	99	1977	1	0.0	0.0
226 RES SWIM POOL	897.00		SF	20	1977	5	39.0	23.0
190 SEPTIC 1-5 BTH	1.00		UT	99	1978	2	0.0	0.0
256 WELL 1-5 BTH	1.00		UT	99	1978	5	0.0	0.0
190 SEPTIC 1-5 BTH	1.00		UT	99	1979	2	0.0	0.0
256 WELL 1-5 BTH	1.00		UT	99	1979	3	0.0	0.0
250 WALLS MASONRY	592.00		SF	50	1984	3	0.0	0.0
FOP PORCH-OPEN-FIN	2,038.00		SF	40	1974	5	1,019.0	2.0
GAZ GAZEBO	300.00		SF	40	1985	5	0.0	0.0
GAZ GAZEBO	300.00		SF	40	1985	5	0.0	0.0
UDU UTILITY-UNFINS	780.00		SF	40	1974	3	39.0	20.0
048 SHED OPEN	2,400.00		SF	15	1985	1	60.0	40.0
256 WELL 1-5 BTH	3.00		UT	99	1974	2	0.0	0.0
FOP PORCH-OPEN-FIN	240.00		SF	40	1985	2	24.0	10.0
115 FENCE ALUMINUM	20.00		LF	20	1980	3	0.0	0.0
159 PAV CONCRETE	4,560.00		SF	20	1974	5	0.0	0.0
184 RETAIN WALL	27,568.00		SF	50	1984	5	0.0	0.0
UDU UTILITY-UNFINS	196.00		SF	40	1984	3	14.0	14.0
FOP PORCH-OPEN-FIN	350.00		SF	40	1984	3	35.0	10.0
105 FENCE CHAIN LK	88.00		LF	20	1990	3	0.0	0.0
048 SHED OPEN	1,920.00		SF	15	1974	1	40.0	48.0
160 PAV PEBBLE	1,683.00		SF	20	2012	3	0.0	0.0
159 PAV CONCRETE	2,693.00		SF	20	1974	3	0.0	0.0
160 PAV PEBBLE	1,445.00		SF	20	1974	3	0.0	0.0
156 PAVING BRICK	4,434.00		SF	20	2012	1	0.0	0.0
UDG GARAGE-UNFINSH	960.00		SF	40	1974	3	24.0	40.0
112 FENCE WIRE/BD	230.00		LF	10	2021	5	0.0	0.0
144 PAVING ASPHALT	420,000.00		SF	5	1984	5	0.0	0.0
114 FENCE BOARD	2,820.00		LF	10	2021	3	0.0	0.0
144 PAVING ASPHALT	23,940.00		SF	5	2021	1	0.0	0.0
							Total Value -	\$496,388

Appraiser Notes

Planning and Building

**** Permit Search ****

Permit Number	Issued Date	Complete Date	Description
2020063376	6/30/2020	7/2/2020	TURN ON ELECTRIC PERMIT FOR INSPECTIONS

Attachment D

M092348	9/1/2005	1/1/2006	DEMO
M090760	9/1/2003	9/1/2004	WELL
2021091844	1/1/1900	5/4/2022	NEW CONSTRUCTION FOR ARENA
2021110488	1/1/1900	4/1/2022	INTERIOR REPAIRS DUE TO TERMITE DAMAGE; NEW FRAMING; WINDOW

Cost/Market Summary

			Bldg Nbr	RCN	Depreciation	Depreciated
Buildings R.C.N.	\$2,261,570	1/5/2022				
Total Depreciation	(\$737,258)		1	\$930,341	(\$390,744)	\$539,597
Bldg - Just Value	\$1,524,312		2	\$189,359	(\$62,489)	\$126,870
Misc - Just Value	\$496,388	1/5/2022	3	\$95,442	(\$31,497)	\$63,945
Land - Just Value	\$1,227,832	5/19/2022	4	\$927,936	(\$213,426)	\$714,510
Total Just Value	\$3,248,532	.	5	\$118,492	(\$39,102)	\$79,390

Attachment D



Jimmy H. Cowan, Jr., CFA
 Marion County Property Appraiser

2022 Certified Assessment Roll

Real Estate

14601-001-00

[GOOGLE Street View](#)

Prime Key: 3699041

[Beta MAP IT+](#)

Property Information

[M.S.T.U.](#)

[PC: 53](#)

Acres: 69.91

BULL LAND HOLDINGS LLC
 PO BOX 510310
 MELBOURNE FL 32951-0310

Taxes / Assessments: \$15,488.48

Map ID: 192

Millage: 9001 - UNINCORPORATED

Situs: 1440 NE 95TH ST ANTHONY

Current Value

Land Just Value	\$1,136,957		
Buildings	\$0		
Miscellaneous	\$452,116	Impact	(\$617,625)
Total Just Value	\$1,589,073	Land Class Value	\$519,332
Total Assessed Value	\$971,448	Total Class Value	\$971,448
Exemptions	\$0	Ex Codes: 08	
Total Taxable	\$971,448		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$1,136,957	\$0	\$452,116	\$1,589,073	\$971,448	\$0	\$971,448
2021	\$1,111,408	\$0	\$0	\$1,111,408	\$507,658	\$0	\$507,658

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7393/1537	02/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$715,600
5970/1346	12/2013	31 CERT TL	0	U	V	\$100
5164/0023	02/2009	07 WARRANTY	0	U	V	\$100
5124/1759	11/2008	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$300,000

Property Description

SEC 08 TWP 14 RGE 22
 SEC 09 TWP 14 RGE 22
 SEC 16 TWP 14 RGE 22
 SEC 17 TWP 14 RGE 22
 W 1/2 OF NW 1/4 OF SW 1/4 OF SEC 9
 EXC THE N 30 FT FOR ROAD ROW &
 EXC COM AT THE W 1/4 COR OF SEC 9 TH 376 FT TO THE POB TH E 287.83 FT TH
 S 00-21-09 E 889.73 FT TH S 89-41-07 W 277.02 TH N 01-18-13 W 890.54 TO THE POB &

Attachment D

COM AT THE SW COR OF SEC 9 TH N 1321.41 FT TH E 528 FT TH S 1321.38 FT TH W 528 FT TO THE POB &
 COM AT THE SE COR OF SEC 8 TH N 00-39-30 W 494.92 FT TO THE POB TH CONT N 00-39-30 W 826.49 FT TH N 89-52-03 W 262.64 FT TH S 00-37-18 E 825.66 FT TH S 89-41-18 E 263.19 FT TO THE POB &
 S 1031.32 FT OF THE FOLLOWING DESC PROPERTY:
 COM AT THE INTERSECTION OF THE E BNDY OF THE SE 1/4 OF SEC 8 WITH THE SLY ROW LINE OF CR PT OF INTERSECTION BEING S 00-39-33 E 30 FT FROM THE NE COR OF SE 1/4 FROM THE POB TH CONT S 00-39-33 E 1291.41 FT TH N 89-52-09 W 327.45 FT TH N 00-28-26 W 1170.62 FT TH W 121.33 FT TH N 00-39-33 W 120 FT TH E 445 FT TO THE POB
 COM AT THE E 1/4 COR OF SEC 8 TH S 00-21-53 E 30 FT TO THE POB TH S 00-21-53 E 112.11 FT TH N 87-30-31 W 175.07 FT TH N 00-21-53 W 105.40 FT TH S 89-42-42 E 175 FT TO THE POB &
 COM AT THE NE COR OF SE 1/4 OF SEC 8 TH S 30 FT TH W 175 FT TO THE POB TH CONT W 135 FT TH S 120 FT TH E 135 FT TH N 120 FT TO THE POB &
 COM AT THE NE COR OF SE 1/4 OF SEC 8 TH S 00-21-52 E 1321.81 FT TH N 89-34-30 W 327.45 FT TH N 00-11-32 W 1170.62 FT TO THE POB TH N 89-42-42 W TH N 121.09 FT TH N 00-21-53 W 120 FT TH S 89-42-42 E 135 FT TH S 00-21-53 E 120 FT TH N 89-42-42 W 13.91 FT TO THE POB &
 E 327.45 FT OF NE 1/4 OF SE 1/4 OF SEC 8 LYING
 EXC N 120 FT OF W 152.45 FT
 EXC S 1031.32 FT
 EXC COM AT THE E 1/4 COR OF SEC 8 TH S 00-21-53 E 30 FT TO THE TH CONT S 00-21-53 E 112.11 FT TH N 87-30-31 W 175.07 FT TH N 00-21-53 W 105.40 FT TH S 89-42-42 E 175 FT TO THE POB &
 E 773 FT OF FOLLOWING DESC PROPERTY:
 COM AT THE NE COR OF SEC 17 TH S 620 FT TO THE POB TH CONT S 704.36 FT TH W 1235 FT TH N 707 FT TH E 1235 FT TO THE POB
Parent Parcel: 14601-000-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5302		.0	.0	A1	25.00	AC	28,000.0000	1.00	0.89	1.00	5,375	623,000
9902		.0	.0	A1	10.91	AC	28,000.0000	1.00	0.89	1.00	271,877	271,877
2010		.0	.0	A1	34.00	AC	8,000.0000	1.00	0.89	1.00	242,080	242,080
9994		.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 1459 - JUMBOLAIR AVIATION ESTATES											Total Land - Class \$519,332	
Mkt: 8 70											Total Land - Just \$1,136,957	

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width	
114 FENCE BOARD	1,198.00		LF	10	2021	2	0.0	0.0	
256 WELL 1-5 BTH	1.00		UT	99	1968	1	0.0	0.0	
144 PAVING ASPHALT	676,530.00		SF	5	1984	5	0.0	0.0	
								Total Value - \$452,116	

Appraiser Notes

Planning and Building

**** Permit Search ****

Permit Number Issued Date Complete Date Description

2022011733 1/1/1900 4/20/2022 DEMO OF SFR & REMOVAL OF ALL DEBRIS; SEPTIC; & WELL TO REMA

Cost/Market Summary

Attachment D

Buildings R.C.N.	\$0	1/1/1800				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$452,116	1/4/2022	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$1,136,957	6/8/2022				
Total Just Value	\$1,589,073	.				

Attachment D



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

2022 Certified Assessment Roll

Real Estate

14605-000-00

Prime Key: 274518

[Beta MAP IT+](#)

[Property Information](#)

STAVOLA WILLIAM H
PO BOX 419
KINGSTON NJ 08528-0419

[Taxes / Assessments:](#) \$106.32

Map ID: 176

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 57

Acres: 39.80

[Current Value](#)

Land Just Value	\$452,725		
Buildings	\$0		
Miscellaneous	\$0	Impact	(\$446,954)
Total Just Value	\$452,725	Land Class Value	\$5,771
Total Assessed Value	\$5,771	Total Class Value	\$5,771
Exemptions	\$0	Ex Codes: 08	
Total Taxable	\$5,771		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$452,725	\$0	\$0	\$452,725	\$5,771	\$0	\$5,771
2021	\$362,180	\$0	\$0	\$362,180	\$5,572	\$0	\$5,572
2020	\$362,180	\$0	\$0	\$362,180	\$3,383	\$0	\$3,383

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8076/0228	06/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$650,000
8076/0226	06/2023	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$500,000
5012/0216	04/2008	07 WARRANTY	7 PORTIONUND INT	U	V	\$432,000
4699/0162	01/2007	62 DISTR	0	U	I	\$100
4695/1477	10/2001	74 PROBATE	0	U	I	\$100
1197/1740	11/1983	43 R-O-W	0	U	V	\$100
1028/1792	06/1980	07 WARRANTY	0	U	V	\$140,000
0879/0078	12/1977	07 WARRANTY	0	U	V	\$100
0413/0386	06/1970	02 DEED NC	0	Q	V	\$36,000

[Property Description](#)

SEC 17 TWP 14 RGE 22
SE 1/4 OF SW 1/4 EX RD R/WAY

Attachment D

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
5771		1,320.0	1,300.0	A1	39.80	AC	12,500.0000	1.00	0.91	1.00		5,771	452,725
9994		.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00			
Neighborhood 0875 - ACREAGE 441 EAST TO JAX RD											Total Land - Class \$5,771		
Mkt: 3 70											Total Land - Just \$452,725		

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
							Total Value - \$0

[Appraiser Notes](#)

[Planning and Building](#)

**** Permit Search ****

Permit Number	Issued Date	Complete Date	Description
Cost/Market Summary.			
Buildings R.C.N.	\$0	1/1/2000	
Total Depreciation	\$0		
Bldg - Just Value	\$0		
Misc - Just Value	\$0	3/11/2011	Bldg Nbr RCN Depreciation Depreciated
Land - Just Value	\$452,725	5/11/2022	
Total Just Value	\$452,725	.	

Portion B

Attachment D



Jimmy H. Cowan, Jr., CFA
 Marion County Property Appraiser

2022 Certified Assessment Roll
 Real Estate

14202-000-00

[GOOGLE Street View](#)

Prime Key: 268267

[Beta MAP IT+](#)

Property Information

BULL LAND HOLDINGS LLC
 PO BOX 510310
 MELBOURNE FL 32951-0310

Taxes / Assessments: \$1,566.07

Map ID: 192

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 01

Acres: 1.00

Situs: 1490 NE 95TH ST ANTHONY

Current Value

Land Just Value	\$21,250	
Buildings	\$58,015	
Miscellaneous	\$632	
Total Just Value	\$79,897	
Total Assessed Value	\$79,897	
Exemptions	\$0	
Total Taxable	\$79,897	

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$21,250	\$58,015	\$632	\$79,897	\$79,897	\$0	\$79,897
2021	\$17,000	\$47,699	\$632	\$65,331	\$46,398	\$0	\$46,398
2020	\$17,000	\$42,374	\$632	\$60,006	\$42,180	\$0	\$42,180

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7393/1537	02/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$715,600
5970/1346	12/2013	31 CERT TL	0	U	I	\$100
2592/1760	12/1998	06 SPECIAL WARRANTY	8 ALLOCATED	U	I	\$216,000
1883/0718	11/1992	07 WARRANTY	8 ALLOCATED	U	I	\$40,000
1518/1652	08/1988	05 QUIT CLAIM	9 UNVERIFIED	U	I	\$100
1440/0254	07/1987	05 QUIT CLAIM	9 UNVERIFIED	U	I	\$100
1240/0591	09/1984	07 WARRANTY	0	U	I	\$58,000

Property Description

SEC 09 TWP 14 RGE 22
 COM 376 FT E OF THE NW COR OF NW 1/4 OF SW 1/4 OF SEC 9 TH E
 189 FT TH S 230.5 FT TH W 189 FT TH N 230.5 FT TO THE POB

Attachment D

EXC N 30 FT THEREOF FOR RD ROW

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		189.0	230.0	A1	1.00	AC	12,500.0000	1.00	1.70	1.00	21,250	21,250
9994		189.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		

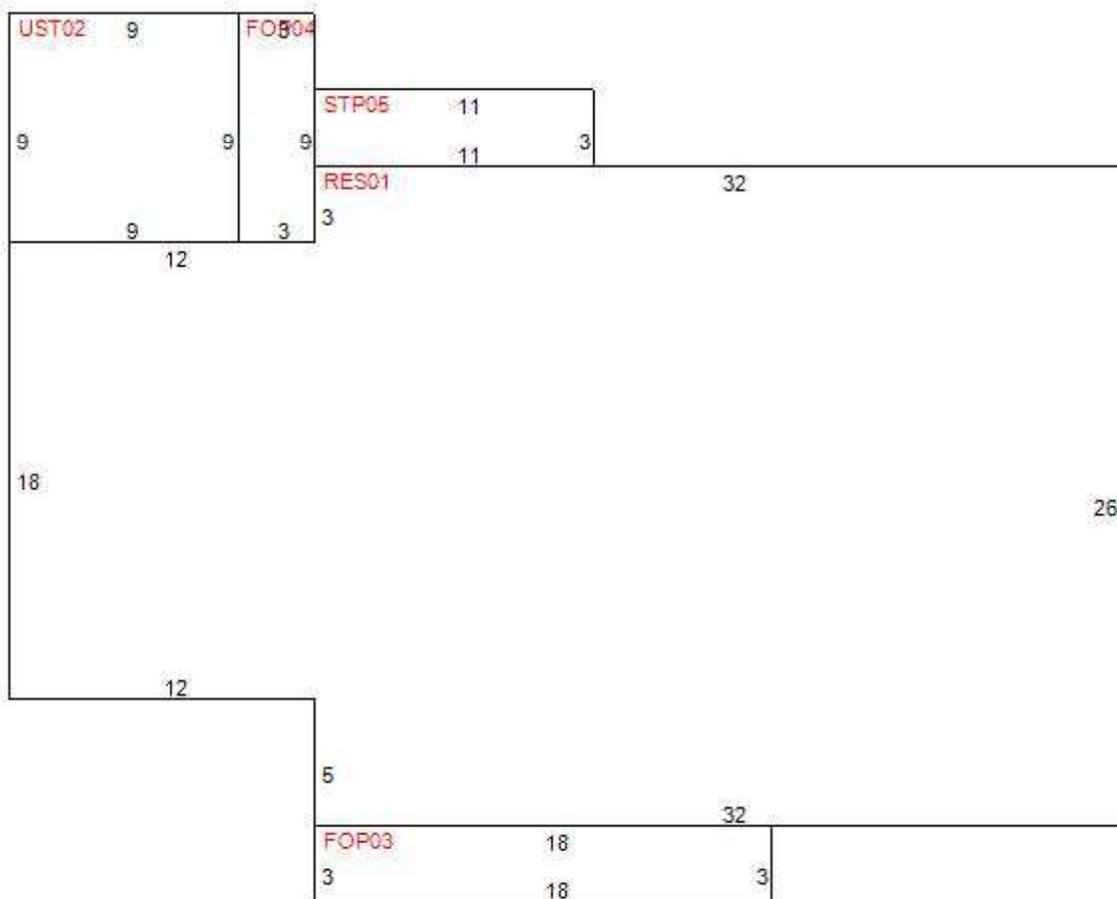
Neighborhood 0875 - ACREAGE 441 EAST TO JAX RD
 Mkt: 3 70

Total Land - Class \$21,250
 Total Land - Just \$21,250

[Traverse](#)

Building 1 of 1

RES01=L32D3L12D18R12D5R32U26.L35D3
 UST02=U9L9D9R9.L9D18R12D5
 FOP03=R18D3L18U3.U23
 FOP04=L3U9R3D9.U3
 STP05=U3R11D3L11.



[Building Characteristics](#)

Attachment D

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 2
Quality Grade 400 - FAIR
Inspected on 1/1/2022 by 211

Year Built 1961
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 140

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0124	- CONC BLK-PAINT	1.00	1961	N	0 %	0 %	1,048	1,048
UST	0224	- CONC BLK-PAINT	1.00	1961	N	0 %	0 %	81	81
FOP	0301	- NO EXTERIOR	1.00	1961	N	0 %	0 %	54	54
FOP	0401	- NO EXTERIOR	1.00	1961	N	0 %	0 %	27	27
STP	0501	- NO EXTERIOR	1.00	2012	N	0 %	0 %	33	33

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 3 PIER
A/C: Y

Floor Finish: 32 HARDWD ON WOOD
Wall Finish: 15 AVG WOOD PANL
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 1

Bedrooms: 2
4 Fixture Baths: 0
3 Fixture Baths: 1
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	
256 WELL 1-5 BTH	1.00	UT	99	1970	1	0.0	0.0	
190 SEPTIC 1-5 BTH	1.00	UT	99	1970	1	0.0	0.0	
159 PAV CONCRETE	261.00	SF	20	1998	3	0.0	0.0	
048 SHED OPEN	540.00	SF	15	1961	1	30.0	18.0	
							Total Value - \$632	

Appraiser Notes

UCP N/A

Planning and Building**** Permit Search ******Permit Number Issued Date Complete Date Description**

2021071270 1/1/1900 8/27/2021 DEMOLITION OF SFR & REMOVAL OF ALL DEBRIS - SEPTIC AND WELL

Cost/Market Summary

Buildings R.C.N.	\$86,590	12/2/2021				
Total Depreciation	(\$28,575)					
Bldg - Just Value	\$58,015		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$632	9/26/2013	1	\$86,590	(\$28,575)	\$58,015
Land - Just Value	\$21,250	5/11/2022				
Total Just Value	\$79,897	.				

Attachment D



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

2022 Certified Assessment Roll

Real Estate

14560-000-00

[GOOGLE Street View](#)

Prime Key: 273945

[Beta MAP IT+](#)

[Property Information](#)

[M.S.T.U.](#)

JUMBOLAIR DEVELOPMENT PHASE
2 LLC
PO BOX 510310
MELBOURNE BEACH FL 32951-0310

[Taxes / Assessments:](#) \$464.83

Map ID: 193

[Millage:](#) 9001 - UNINCORPORATED

[PC:](#) 00

Acres: 2.00

Situs: 8965 NE 16TH TER ANTHONY

[Current Value](#)

Land Just Value	\$28,140
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$28,140
Total Assessed Value	\$28,140
Exemptions	\$0
Total Taxable	\$28,140

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$28,140	\$0	\$0	\$28,140	\$28,140	\$0	\$28,140
2021	\$21,440	\$9,076	\$0	\$30,516	\$30,516	\$0	\$30,516
2020	\$21,440	\$7,651	\$0	\$29,091	\$29,091	\$0	\$29,091

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7690/0712	02/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$45,000
6082/0611	08/2014	61 FJGMNT	0	U	I	\$100
5859/1835	09/2012	05 QUIT CLAIM	0	U	I	\$100
3539/1597	09/2003	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$55,000
3159/0938	04/2002	07 WARRANTY	9 UNVERIFIED	U	I	\$8,000
2715/0595	10/1999	05 QUIT CLAIM	0	U	I	\$100
2715/0594	10/1999	05 QUIT CLAIM	0	U	I	\$100
2223/0759	02/1996	05 QUIT CLAIM	0	U	I	\$100
1880/1889	11/1992	64 SJDGMNT	0	U	I	\$100

[Property Description](#)

SEC 16 TWP 14 RGE 22
N 428 FT OF N 635.50 FT OF W 210 FT OF NE 1/4 OF NW 1/4

D 72

B-34

SUBJ TO EASEMENT FOR PURPOSES OF INGRESS & EGRESS ACROSS W
20 FT

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		.0	.0	A1	2.00	AC	10,500.0000	1.00	1.34	1.00		28,140	28,140
Neighborhood 0875 - ACREAGE 441 EAST TO JAX RD												Total Land - Class	\$28,140
Mkt: 3 70												Total Land - Just	\$28,140

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00		UT	99	1971	1	0.0	0.0
190 SEPTIC 1-5 BTH	1.00		UT	99	1971	1	0.0	0.0
							Total Value -	\$0

[Appraiser Notes](#)

[Planning and Building](#)

** Permit Search **

Permit Number	Issued Date	Complete Date	Description
M070542	7/1/2003	7/1/2003	RECONNECT
2021081340	1/1/1900	9/23/2021	DEMO OF SINGLE FAMILY RESIDENCE & REMOVAL OF ALL DEBRIS ABA

[Cost/Market Summary](#)

Buildings R.C.N.	\$0	7/10/2019				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$0	3/11/2011	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$28,140	5/11/2022				
Total Just Value	\$28,140	.				

Attachment D



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

2022 Certified Assessment Roll

Real Estate

14561-000-00

[GOOGLE Street View](#)

Prime Key: 273953

[Beta MAP IT+](#)

[Property Information](#)

JUMBOLAIR DEVELOPMENT PHASE
2 LLC
PO BOX 510310
MELBOURNE FL 32951-0310

[Taxes / Assessments:](#) \$27.03

Map ID: 193

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 53

Acres: 1.00

Situs: 8747 NE 16TH TER ANTHONY

[Current Value](#)

Land Just Value	\$9,765		
Buildings	\$0		
Miscellaneous	\$545	Impact	(\$9,550)
Total Just Value	\$10,310	Land Class Value	\$215
Total Assessed Value	\$760	Total Class Value	\$760
Exemptions	\$0	Ex Codes: 08	
Total Taxable	\$760		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$9,765	\$0	\$545	\$10,310	\$760	\$0	\$760
2021	\$13,600	\$0	\$0	\$13,600	\$13,600	\$0	\$13,600
2020	\$13,600	\$0	\$0	\$13,600	\$13,600	\$0	\$13,600

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7393/1532	02/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	V	\$267,500
5970/1346	12/2013	31 CERT TL	0	U	I	\$100
4430/0421	04/2006	62 DISTR	0	U	I	\$100
4424/1387	02/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$60,000
4284/0654	12/2005	05 QUIT CLAIM	0	U	I	\$100
4284/0651	12/2005	08 CORRECTIVE	0	U	I	\$100
UNRE/INST	12/2004	71 DTH CER	0	U	I	\$100
2035/1090	05/1994	05 QUIT CLAIM	0	U	I	\$100
1627/1272	01/1990	07 WARRANTY	9 UNVERIFIED	U	I	\$100
1430/1301	06/1987	07 WARRANTY	9 UNVERIFIED	Q	I	\$24,100
1262/0634	01/1985	07 WARRANTY	0	Q	I	\$11,000
1262/0633	01/1985	07 WARRANTY	0	U	I	\$3,000

[Property Description](#)

D 74

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Attachment D

SEC 16 TWP 14 RGE 22
 COM AT A PT 1050 FT S OF THE NW COR OF NE 1/4 OF NW 1/4 OF SEC 16
 TH E 210 FT TH N 207 FT TH W 210 FT TH S 207 FT TO THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5302		207.0	210.0	A1	1.00	AC	10,500.0000	1.00	0.93	1.00	215	9,765
9994		.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 0875 - ACREAGE 441 EAST TO JAX RD											Total Land - Class \$215	
Mkt: 3 70											Total Land - Just \$9,765	

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width	
256 WELL 1-5 BTH	1.00		UT	99	1968	1	0.0	0.0	
190 SEPTIC 1-5 BTH	1.00		UT	99	1968	1	0.0	0.0	
105 FENCE CHAIN LK	218.00		LF	20	2021	1	0.0	0.0	
								Total Value - \$545	

Appraiser Notes

Planning and Building

**** Permit Search ****

Permit Number	Issued Date	Complete Date	Description
---------------	-------------	---------------	-------------

Cost/Market Summary

Buildings R.C.N.	\$0	3/11/2011				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$545	5/24/2022	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$9,765	5/21/2022				
Total Just Value	\$10,310	.				

Attachment D



Jimmy H. Cowan, Jr., CFA
 Marion County Property Appraiser

2022 Certified Assessment Roll

Real Estate

14567-000-00

[GOOGLE Street View](#)

Prime Key: 274003

[Beta MAP IT+](#)

Property Information

[M.S.T.U.](#)

JUMBOLAIR DEVELOPMENT PHASE
 2 LLC
 PO BOX 510310
 MELBOURNE FL 32951-0310

Taxes / Assessments: \$39.08

Map ID: 193

PC: 53
 Acres: 4.70

Millage: 9001 - UNINCORPORATED

Situs: 1838 NE 90TH ST ANTHONY

Current Value

Land Just Value	\$40,502		
Buildings	\$0		
Miscellaneous	\$512	Impact	(\$39,492)
Total Just Value	\$41,014	Land Class Value	\$1,010
Total Assessed Value	\$1,522	Total Class Value	\$1,522
Exemptions	\$0	<u>Ex Codes:</u> 08	
Total Taxable	\$1,522		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$40,502	\$0	\$512	\$41,014	\$1,522	\$0	\$1,522
2021	\$55,275	\$0	\$0	\$55,275	\$44,588	\$0	\$44,588
2020	\$55,275	\$0	\$0	\$55,275	\$40,535	\$0	\$40,535

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7393/1532	02/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	V	\$267,500
5970/1346	12/2013	31 CERT TL	0	U	I	\$100
3548/0175	10/2003	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$277,200
3544/1509	09/2003	08 CORRECTIVE	0	U	I	\$100
3050/0384	11/2001	31 CERT TL	0	U	I	\$100
3049/0496	11/2001	07 WARRANTY	9 UNVERIFIED	Q	I	\$264,000
2489/1583	06/1995	71 DTH CER	0	U	I	\$100

Property Description

SEC 16 TWP 14 RGE 22
 COM AT THE NW COR OF NE 1/4 OF NW 1/4 OF SEC 16 TH N 89-58-14 E 690.61 FT
 TO THE POB TH CONT N 89-58-14 E 216.62 FT TH S 00-11-18 W 208.81 FT TH
 S 89-41-25 E 209.25 FT TH S 00-19-44 W 409.03 FT TH S 89-59-14 W 425.82 FT

D 76

B-38

Attachment D

TH N 00-16-38 E 618.95 FT TO THE POB

AFFIDAVIT TO ACCESS IN 1336/428 &
 TOGETHER WITH A PERPETUAL NON-EXCLUSIVE EASEMENT FOR
 INGRESS AND EGRESS ACROSS NLY 20 FT OF THE FOLLOWING:
 E 210 FT OF S 420 FT OF N 840 FT OF NE 1/4 OF NW 1/4
 EXC ANY PORTION IN RD ROW

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5302		.0	.0	B2	2.70	AC	13,000.0000	1.00	0.93	0.50	580	16,322
5302		.0	.0	A1	2.00	AC	13,000.0000	1.00	0.93	1.00	430	24,180
9994		.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 1300 - JAX RD IN 14-22 RES ONLY											Total Land - Class \$1,010	
Mkt: 8 70											Total Land - Just \$40,502	

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00		UT	99	1986	3	0.0	0.0
256 WELL 1-5 BTH	1.00		UT	99	1986	3	0.0	0.0
105 FENCE CHAIN LK	205.00		LF	20	2021	1	0.0	0.0
							Total Value - \$512	

Appraiser Notes

Planning and Building

**** Permit Search ****

Permit Number	Issued Date	Complete Date	Description
MA02003	3/1/1987	6/1/1987	BLDG01=RENEWED PERMIT-RES

Cost/Market Summary

Buildings R.C.N.	\$0	7/5/2012				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$512	5/24/2022	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$40,502	5/21/2022				
Total Just Value	\$41,014	.				



Jimmy H. Cowan, Jr., CFA
 Marion County Property Appraiser

2022 Certified Assessment Roll

Real Estate

14567-001-00

Prime Key: 3179331

[Beta MAP IT+](#)

Property Information

JUMBOLAIR DEVELOPMENT PHASE
 2 LLC
 PO BOX 510310
 MELBOURNE FL 32951-0310

Taxes / Assessments: \$180.60
 Map ID: 193
Millage: 9001 - UNINCORPORATED

M.S.T.U.
PC: 53
 Acres: 16.60

Current Value

Land Just Value	\$200,694		
Buildings	\$0		
Miscellaneous	\$1,399	Impact	
Total Just Value	\$202,093	Land Class Value	(\$197,126)
Total Assessed Value	\$4,967	Total Class Value	\$3,568
Exemptions	\$0	<u>Ex Codes:</u> 08	\$4,967
Total Taxable	\$4,967		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$200,694	\$0	\$1,399	\$202,093	\$4,967	\$0	\$4,967
2021	\$239,040	\$0	\$0	\$239,040	\$180,292	\$0	\$180,292
2020	\$239,040	\$0	\$0	\$239,040	\$163,902	\$0	\$163,902

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7393/1532	02/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	V	\$267,500
5970/1346	12/2013	31 CERT TL	0	U	V	\$100
3548/0178	10/2003	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$105,000
3325/1906	06/2002	06 SPECIAL WARRANTY	0	U	V	\$100
3051/1141	11/2001	06 SPECIAL WARRANTY	9 UNVERIFIED	U	V	\$35,000
3027/0962	09/2001	31 CERT TL	2 V-SALES VERIFICATION	U	V	\$44,500

Property Description

SEC 16 TWP 14 RGE 22
 COM AT THE NW COR OF NE 1/4 OF NW 1/4 OF SEC 16 TH N 89-58-14 E 456.98 FT
 TO POB TH CONT N 89-58-14 E 128.63 FT TH S 00-16-37 W 210 FT TH
 N 89-59-05 E 105 FT TH S 00-16-38 W 409.02 FT TH N 89-59-14 E 425.82 FT TH
 N 00-19-44 E 199.23 FT TH S 89-50-22 E 210 FT TH S 00-19-46 W 427.09 FT TH
 N 89-55-10 W 216.80 FT TH S 00-19-44 W 60 FT TH S 89-55-10 E 6.80 FT TH
 S 00-19-44 W 210 FT TH N 89-55-10 W 852.77 FT TH N 00-43-04 E 67.58 FT TH

D 78

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Attachment D

S 89-51-57 W 53 FT TH N 00-15-63 E 664.83 FT TH N 89-58-29 E 209.90 FT TH
 N 00-22-25 E 173.90 FT TH S 89-58-32 E 35.95 FT TH N 00-17-32 E TO THE POB

Parent Parcel: 14567-000-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5302		420.0	250.0	B2	4.70	AC	13,000.0000	1.00	0.93	1.00	1,010	56,823
5302		.0	.0	A1	11.90	AC	13,000.0000	1.00	0.93	1.00	2,558	143,871
9994		.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 1300 - JAX RD IN 14-22 RES ONLY											Total Land - Class \$3,568	
Mkt: 8 70											Total Land - Just \$200,694	

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width	
190 SEPTIC 1-5 BTH	1.00		UT	99	2001	2	0.0	0.0	
256 WELL 1-5 BTH	1.00		UT	99	2001	2	0.0	0.0	
105 FENCE CHAIN LK	560.00		LF	20	2021	1	0.0	0.0	
								Total Value - \$1,399	

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Issued Date	Complete Date	Description			
<u>Cost/Market Summary</u>						
Buildings R.C.N.	\$0	1/1/1800				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$1,399	5/24/2022	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$200,694	5/21/2022				
Total Just Value	\$202,093	.				



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

2022 Certified Assessment Roll

Real Estate

14568-000-00

Prime Key: 274011

[Beta MAP IT+](#)

[Property Information](#)

JUMBOLAIR DEVELOPMENT PHASE
2 LLC
PO BOX 510310
MELBOURNE FL 32951-0310

[Taxes / Assessments:](#) \$26.70
Map ID: 193
[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)
[PC:](#) 53
Acres: 1.00

[Current Value](#)

Land Just Value	\$12,090		
Buildings	\$0		
Miscellaneous	\$525	Impact	(\$11,875)
Total Just Value	\$12,615	Land Class Value	\$215
Total Assessed Value	\$740	Total Class Value	\$740
Exemptions	\$0	Ex Codes: 08	
Total Taxable	\$740		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$12,090	\$0	\$525	\$12,615	\$740	\$0	\$740
2021	\$25,500	\$0	\$390	\$25,890	\$16,585	\$0	\$16,585
2020	\$25,500	\$0	\$390	\$25,890	\$15,077	\$0	\$15,077

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7393/1532	02/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	V	\$267,500
5970/1346	12/2013	31 CERT TL	0	U	V	\$100
2949/1478	05/2001	07 WARRANTY	9 UNVERIFIED	U	V	\$10,000
2773/0395	04/2000	61 FJGMNT	0	U	V	\$100
IM92/0409	11/1992	EI E I	0	U	V	\$6,420
1849/1639	07/1992	34 TAX	0	U	V	\$4,300
0995/1765	10/1979	05 QUIT CLAIM	0	U	I	\$100

[Property Description](#)

SEC 16 TWP 14 RGE 22
W 210 FT OF E 630 FT OF S 210 FT OF NE 1/4 OF NW 1/4

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5200		210.0	210.0	A1	D-80	12.000	0000	1.00	0.00	215	B-42 12,000

Attachment D

0994 210.8 210.8 B2 1.00 CT 5,000.0000 1.00 1.00 1.00 215 12,090

Neighborhood 1300 - JAX RD IN 14-22 RES ONLY
Mkt: 8 70

Total Land - Class \$215
Total Land - Just \$12,090

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	
105 FENCE CHAIN LK	210.00	LF	20	2021	1	0.0	0.0	
							Total Value - \$525	

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Issued Date	Complete Date	Description
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Cost/Market Summary

Buildings R.C.N.	\$0	11/24/1992				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$525	5/26/2022	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$12,090	5/21/2022				
Total Just Value	\$12,615	.				

Attachment D



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

2022 Certified Assessment Roll

Real Estate

14569-000-00

Prime Key: 274020

[Beta MAP IT+](#)

[Property Information](#)

JUMBOLAIR DEVELOPMENT PHASE
2 LLC
PO BOX 510310
MELBOURNE FL 32951-0310

[Taxes / Assessments:](#) \$23.42
Map ID: 193
[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 53
Acres: .86

[Current Value](#)

Land Just Value	\$8,398		
Buildings	\$0		
Miscellaneous	\$347	Impact	(\$8,213)
Total Just Value	\$8,745	Land Class Value	\$185
Total Assessed Value	\$532	Total Class Value	\$532
Exemptions	\$0	Ex Codes: 08	
Total Taxable	\$532		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$8,398	\$0	\$347	\$8,745	\$532	\$0	\$532
2021	\$12,453	\$0	\$259	\$12,712	\$12,712	\$0	\$12,712
2020	\$12,453	\$0	\$259	\$12,712	\$12,712	\$0	\$12,712

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7393/1532	02/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	V	\$267,500
5970/1346	12/2013	31 CERT TL	0	U	V	\$100
3809/1279	08/2004	61 FJGMNT	0	U	V	\$100
3812/1902	01/2004	61 FJGMNT	0	U	V	\$100
3549/0336	10/2003	07 WARRANTY	8 ALLOCATED	U	V	\$56,000

[Property Description](#)

SEC 16 TWP 14 RGE 22
COM AT THE SE COR OF NE 1/4 OF NW 1/4 OF SEC 16 TH WLY
1063.2 FT TO THE POB TH CONT WLY 263 FT TH NLY 277.5 FT TH
ELY 263 FT TH SLY 277.5 FT TO THE POB &
EXC COM AT THE SE COR OF NE 1/4 OF NW 1/4 OF SEC 16 TH WLY
1194.7 FT TO THE POB TH N 277.5 FT TH W 131.3 FT TH S 277.5
FT TH ELY 131.3 FT TO THE POB

Attachment D

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
5302		270.0	139.0	A1	.86	AC	10,500.0000	1.00	0.93	1.00		185	8,398
9994		.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00			
Neighborhood 0875 - ACREAGE 441 EAST TO JAX RD											Total Land - Class \$185		
Mkt: 3 70											Total Land - Just \$8,398		

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	139.00		LF	20	2021	1	0.0	0.0
							Total Value - \$347	

Appraiser Notes

Planning and Building

**** Permit Search ****

Permit Number	Issued Date	Complete Date	Description
M092340	9/1/2005	1/1/2006	DEMO SFR

Cost/Market Summary

Buildings R.C.N.	\$0	3/17/1986			
Total Depreciation	\$0				
Bldg - Just Value	\$0				
Misc - Just Value	\$347	5/24/2022	Bldg Nbr	RCN	Depreciation
Land - Just Value	\$8,398	5/21/2022			Depreciated
Total Just Value	\$8,745	.			

Attachment D



Jimmy H. Cowan, Jr., CFA
 Marion County Property Appraiser

2022 Certified Assessment Roll
 Real Estate

14569-001-00

[GOOGLE Street View](#)

Prime Key: 274038

[Beta MAP IT+](#)

[Property Information](#)

[M.S.T.U.](#)

JUMBOLAIR DEVELOPMENT PHASE
 2 LLC
 PO BOX 510310
 MELBOURNE FL 32951-0310

[Taxes / Assessments:](#) \$33.16
 Map ID: 193

[PC:](#) 53
 Acres: .83

[Millage:](#) 9001 - UNINCORPORATED

Situs: 8739 NE 16TH TER ANTHONY

[Current Value](#)

Land Just Value	\$8,105		
Buildings	\$0		
Miscellaneous	\$969	Impact	(\$7,927)
Total Just Value	\$9,074	Land Class Value	\$178
Total Assessed Value	\$1,147	Total Class Value	\$1,147
Exemptions	\$0	Ex Codes: 08	
Total Taxable	\$1,147		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$8,105	\$0	\$969	\$9,074	\$1,147	\$0	\$1,147
2021	\$12,218	\$0	\$244	\$12,462	\$12,462	\$0	\$12,462
2020	\$12,218	\$0	\$244	\$12,462	\$12,462	\$0	\$12,462

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7393/1532	02/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	V	\$267,500
5970/1346	12/2013	31 CERT TL	0	U	V	\$100
3809/1279	08/2004	61 FJDGMNT	0	U	I	\$100
3549/0336	10/2003	07 WARRANTY	8 ALLOCATED	U	I	\$56,000
3449/0331	12/1991	71 DTH CER	0	U	I	\$100

[Property Description](#)

SEC 16 TWP 14 RGE 22
 COM AT THE SE COR OF NE 1/4 OF NW 1/4 OF SEC 16 TH WLY
 1194.7 FT TO THE POB TH N 277.5 FT TH W 131.3 FT TH S 277.5
 FT TH ELY 131.3 FT TO THE POB 372/419

[Land Data - Warning: Verify Zoning](#)

D 84

B-46

Attachment D

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
5302		131.0	277.0	A1	.83	AC	10,500.0000	1.00	0.93	1.00		178	8,105
9994		.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00			
Neighborhood 0875 - ACREAGE 441 EAST TO JAX RD											Total Land - Class \$178		
Mkt: 3 70											Total Land - Just \$8,105		

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00		UT	99	1968	1	0.0	0.0
105 FENCE CHAIN LK	388.00		LF	20	2021	1	0.0	0.0
							Total Value - \$969	

Appraiser Notes

REMOVED SFR DEMO WELL STILL THERE

Planning and Building

**** Permit Search ****

Permit Number	Issued Date	Complete Date	Description

Cost/Market Summary

Buildings R.C.N.	\$0	8/2/1996				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$969	5/24/2022	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$8,105	5/21/2022				
Total Just Value	\$9,074	.				

Attachment D



Jimmy H. Cowan, Jr., CFA
 Marion County Property Appraiser

2022 Certified Assessment Roll
 Real Estate

14571-000-00

[GOOGLE Street View](#)

Prime Key: 274054

[Beta MAP IT+](#)

Property Information

M.S.T.U.

PC: 53

Acres: 1.01

JUMBOLAIR DEVELOPMENT PHASE
 2 LLC
 PO BOX 510310
 MELBOURNE FL 32951-0310

Taxes / Assessments: \$21.75

Map ID: 193

Millage: 9001 - UNINCORPORATED

Situs: 8900 NE JACKSONVILLE RD
 ANTHONY

Current Value

Land Just Value	\$12,211		
Buildings	\$0		
Miscellaneous	\$210	Impact	(\$11,994)
Total Just Value	\$12,421	Land Class Value	\$217
Total Assessed Value	\$427	Total Class Value	\$427
Exemptions	\$0	<u>Ex Codes:</u> 08	
Total Taxable	\$427		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$12,211	\$0	\$210	\$12,421	\$427	\$0	\$427
2021	\$25,300	\$0	\$221	\$25,521	\$19,720	\$0	\$19,720
2020	\$25,300	\$0	\$221	\$25,521	\$17,927	\$0	\$17,927

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7393/1532	02/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	V	\$267,500
5970/1346	12/2013	31 CERT TL	0	U	I	\$100
4817/1145	06/2007	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$100,000
1294/1839	07/1985	71 DTH CER	0	U	V	\$100

Property Description

SEC 16 TWP 14 RGE 22
 COM 70 YRDS S OF THE NE COR OF THE NW 1/4 OF SEC 16 TH S 70 YRDS TH
 W 70 YRDS TH N 70 YRDS TH E 70 YRDS TO THE POB
 EXC 50 FT THERE FOR RD ROW

Land Data - Warning: Verify Zoning

D 86

B-48

Attachment D

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5302		210.0	210.0	B2	1.01	AC	13,000.0000	1.00	0.93	1.00	217	12,211
9994		.0	.0	B2	1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 1300 - JAX RD IN 14-22 RES ONLY											Total Land - Class \$217	
Mkt: 8 70											Total Land - Just \$12,211	

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	200.00		LF	20	1990	1	0.0	0.0
							Total Value - \$210	

Appraiser Notes

Planning and Building

**** Permit Search ****

Permit Number	Issued Date	Complete Date	Description
M070206	7/1/2005	8/1/2005	RES DEMO

Cost/Market Summary

Buildings R.C.N.	\$0	3/11/2011				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$210	5/24/2022	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$12,211	5/21/2022				
Total Just Value	\$12,421	.				

Attachment D



Jimmy H. Cowan, Jr., CFA
 Marion County Property Appraiser

2022 Certified Assessment Roll
 Real Estate

14574-000-00

Prime Key: 274089

[Beta MAP IT+](#)

[Property Information](#)

JUMBOLAIR DEVELOPMENT PHASE
 2 LLC
 PO BOX 510310
 MELBOURNE FL 32951-0310

[Taxes / Assessments:](#) \$38.40
 Map ID: 193
[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)
[PC:](#) 53
 Acres: 2.00

[Current Value](#)

Land Just Value	\$24,180		
Buildings	\$0		
Miscellaneous	\$1,049	Impact	(\$23,750)
Total Just Value	\$25,229	Land Class Value	\$430
Total Assessed Value	\$1,479	Total Class Value	\$1,479
Exemptions	\$0	Ex Codes: 08	
Total Taxable	\$1,479		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$24,180	\$0	\$1,049	\$25,229	\$1,479	\$0	\$1,479
2021	\$40,200	\$0	\$783	\$40,983	\$29,005	\$0	\$29,005
2020	\$40,200	\$0	\$783	\$40,983	\$26,368	\$0	\$26,368

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7393/1532	02/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	V	\$267,500
5970/1346	12/2013	31 CERT TL	0	U	V	\$100
2948/1053	05/2001	07 WARRANTY	9 UNVERIFIED	U	I	\$20,000
2487/1865	04/1998	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$16,000
2478/0091	03/1998	61 FJDMNT	0	U	I	\$100
2423/0859	10/1997	08 CORRECTIVE	0	U	I	\$3,603
2414/0628	09/1997	34 TAX	2 V-SALES VERIFICATION	U	I	\$3,200

[Property Description](#)

SEC 16 TWP 14 RGE 22
 W 420 FT OF E 1050 FT OF S 210 FT OF NE 1/4 OF NW 1/4

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
5200		210.0	420.0	A1	2	D 88	12.000	0000	1.00	0.00	1.00	420	B-50 24,180

Attachment D

0994 210.0 420.0 A1 1.00 01 25,000.0000 1.00 1.00 1.00 430 24,180
 Neighborhood 1300 - JAX RD IN 14-22 RES ONLY Total Land - Class \$430
 Mkt: 8 70 Total Land - Just \$24,180

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	
105 FENCE CHAIN LK	420.00	LF	20	2021	1	0.0	0.0	
							Total Value - \$1,049	

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Issued Date	Complete Date	Description
0917072	9/1/1998	1/1/1999	M/H

Cost/Market Summary

Buildings R.C.N.	\$0	10/8/1999				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$1,049	5/24/2022	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$24,180	5/21/2022				
Total Just Value	\$25,229	.				

Attachment D



Jimmy H. Cowan, Jr., CFA
 Marion County Property Appraiser

2022 Certified Assessment Roll

Real Estate

14575-000-00

Prime Key: 274097

[Beta MAP IT+](#)

Property Information

JUMBOLAIR DEVELOPMENT PHASE
 2 LLC
 PO BOX 510310
 MELBOURNE FL 32951-0310

Taxes / Assessments: \$26.70
 Map ID: 193
Millage: 9001 - UNINCORPORATED

M.S.T.U.
PC: 53
 Acres: 1.00

Current Value

Land Just Value	\$12,090		
Buildings	\$0		
Miscellaneous	\$525	Impact	
Total Just Value	\$12,615	Land Class Value	(\$11,875)
Total Assessed Value	\$740	Total Class Value	\$215
Exemptions	\$0	<u>Ex Codes:</u> 08	\$740
Total Taxable	\$740		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$12,090	\$0	\$525	\$12,615	\$740	\$0	\$740
2021	\$25,500	\$0	\$610	\$26,110	\$18,565	\$0	\$18,565
2020	\$25,500	\$0	\$610	\$26,110	\$16,877	\$0	\$16,877

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7393/1532	02/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	V	\$267,500
5970/1346	12/2013	31 CERT TL	0	U	V	\$100
3499/0667	08/2003	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$20,000
2691/1030	08/1999	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$6,500
1145/1100	02/1983	07 WARRANTY	0	U	I	\$25,000
1121/1554	08/1982	05 QUIT CLAIM	0	U	I	\$100
1065/1219	05/1981	51 AGR-DED	0	U	I	\$22,000
0832/0285	08/1977	02 DEED NC	0	U	I	\$7,500

Property Description

SEC 16 TWP 14 RGE 22
 COM AT A PT 210 FT W FROM THE SE COR OF NE 1/4 OF NW 1/4 TH
 W 210 FT TH N 210 FT TH E 210 FT TH S 210 FT TO THE POB

Attachment D

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5302		210.0	210.0	B2	1.00	AC	13,000.0000	1.00	0.93	1.00	215	12,090
9994		.0	.0	B2	1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 1300 - JAX RD IN 14-22 RES ONLY											Total Land - Class \$215	
Mkt: 8 70											Total Land - Just \$12,090	

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	210.00		LF	20	2021	1	0.0	0.0
								Total Value - \$525

[Appraiser Notes](#)

RMVED SFR FOR 2007

[Planning and Building](#)

**** Permit Search ****

Permit Number	Issued Date	Complete Date	Description
M092342	9/1/2005	1/1/2006	SFR/DEMO
M030803	3/1/2000	-	RES RENOVATION (EXPIRED)

[Cost/Market Summary](#)

Buildings R.C.N.	\$0	5/30/2003				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$525	5/26/2022	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$12,090	5/21/2022				
Total Just Value	\$12,615	.				



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

2022 Certified Assessment Roll

Real Estate

14583-001-00

Prime Key: 274151

[Beta MAP IT+](#)

[Property Information](#)

BULL LAND HOLDINGS 2 LLC
PO BOX 510310
MELBOURNE FL 32951-0310

[Taxes / Assessments:](#) \$3,174.38

Map ID: 193

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 99

Acres: 16.01

[Current Value](#)

Land Just Value	\$174,109
Buildings	\$0
Miscellaneous	\$23,251
Total Just Value	\$197,360
Total Assessed Value	\$197,360
Exemptions	\$0
Total Taxable	\$197,360

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$174,109	\$0	\$23,251	\$197,360	\$197,360	\$0	\$197,360
2021	\$139,287	\$0	\$1,356	\$140,643	\$140,643	\$0	\$140,643
2020	\$139,287	\$0	\$1,356	\$140,643	\$131,725	\$0	\$131,725

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7393/1543	02/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	V	\$837,500
6043/0639	05/2014	07 WARRANTY	8 ALLOCATED	U	V	\$650,000
5452/1993	12/2010	31 CERT TL	0	U	V	\$100
5270/0821	10/2009	07 WARRANTY	8 ALLOCATED	Q	V	\$2,200,000
4811/0680	05/2007	41 CORP	0	U	V	\$100
4114/1335	07/2005	70 OTHER	0	U	V	\$100
2302/1171	10/1996	07 WARRANTY	8 ALLOCATED	U	I	\$1,000,000
1827/1342	04/1992	05 QUIT CLAIM	0	U	V	\$100
1518/1652	08/1988	05 QUIT CLAIM	9 UNVERIFIED	U	V	\$100
1440/0254	07/1987	05 QUIT CLAIM	9 UNVERIFIED	U	V	\$100
1367/1390	08/1986	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 16 TWP 14 RGE 22
TRACT NO 1-C BEING MORE PARTICULARLY DESC AS:

D 92

B-54

Attachment D

COM AT THE SW COR OF SW 1/4 OF SEC 16 TH N 00-00-41 W 1055 FT TO THE POB
 TH S 89-52-57 W 125 FT TH N 00-00-41 W 269.24 FT TH S 89-47-06 E 125 FT TH
 N 89-52-33 E 1325.33 FT TH S 00-00-26 E 685.24 FT TH S 89-48-59 W 215.94 FT TH
 S 00-05-01 E 613.19 FT TH S 89-52-57 W 635.01 FT TH N 00-00-41 W 1030 FT TH
 S 89-52 57 W 475 FT TO THE POB

EXC TRACT 1-D BEING MORE PARTICULARLY DESC AS:

COM AT THE SW COR OF SW 1/4 OF SW 1/4 OF SEC 16 TH N 00-00-41 W 25 FT TH
 N 89-52-57 E 888.69 FT TO THE POB TH CONT N 89-52-57 E 221.32 FT TH
 N 00-05-01 W 613.19 FT TH N 89-48-59 E 215.94 FT TH N 00-00-26 W 685.24 FT TH
 S 89-52-33 W 438.08 FT TH S 00-04-46 E 1298.62 FT TO THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9902		.0	.0	A1	16.01	AC	12,500.0000	1.00	0.87	1.00	174,109	174,109
9994		414.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 0875 - ACREAGE 441 EAST TO JAX RD											Total Land - Class \$174,109	
Mkt: 3 70											Total Land - Just \$174,109	

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	2,990.00		LF	20	2021	5	0.0	0.0
144 PAVING ASPHALT	5,680.00		SF	5	2021	1	0.0	0.0
							Total Value - \$23,251	

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Issued Date	Complete Date	Description			
<u>Cost/Market Summary</u>						
Buildings R.C.N.	\$0	6/26/1992				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$23,251	1/4/2022	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$174,109	5/11/2022				
Total Just Value	\$197,360	.				

Attachment D



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

2022 Certified Assessment Roll

Real Estate

14583-002-00

[GOOGLE Street View](#)

Prime Key: 2694262

[Beta MAP IT+](#)

[Property Information](#)

BULL LAND HOLDINGS 2 LLC
PO BOX 510310
MELBOURNE FL 32951-0310

[Taxes / Assessments:](#) \$49,429.27

Map ID: 193

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 41

Acres: 11.02

[More Situs](#)

Situs: 1411 NE 77TH ST OCALA

[Current Value](#)

Land Just Value	\$119,843
Buildings	\$2,390,697
Miscellaneous	\$109,153
Total Just Value	\$2,619,693
Total Assessed Value	\$2,619,693
Exemptions	\$0
Total Taxable	\$2,619,693

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$119,843	\$2,390,697	\$109,153	\$2,619,693	\$2,619,693	\$0	\$2,619,693
2021	\$95,874	\$1,577,113	\$25,724	\$1,698,711	\$1,698,711	\$0	\$1,698,711
2020	\$95,874	\$1,635,809	\$25,741	\$1,757,424	\$1,740,027	\$0	\$1,740,027

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7393/1543	02/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$837,500
6043/0639	05/2014	07 WARRANTY	8 ALLOCATED	U	I	\$650,000
5452/1993	12/2010	31 CERT TL	0	U	I	\$100
5270/0821	10/2009	07 WARRANTY	8 ALLOCATED	Q	I	\$2,200,000
4811/0680	05/2007	48 CORP CHNGE	0	U	I	\$100
4114/1335	07/2005	70 OTHER	0	U	I	\$100
2302/1171	10/1996	07 WARRANTY	8 ALLOCATED	U	I	\$1,000,000
1827/1172	04/1992	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 16 TWP 14 RGE 22
TRACT 1-A BEING MORE PARTICULARLY DESC AS:

D 94

B-56

Attachment D

COM AT THE SW COR OF SEC 16 TH N 00-00-41 W 255 FT TO THE POB TH N 89-52-57 E
 475 FT TH N 00-00-41 W 800 FT TH S 89-52-57 W 475 FT TH S 89-52-57 W 125 FT TH
 S 00-00-41 E 800 FT TH N 89-52-57 E 125 FT TO THE POB

Parent Parcel: 14583-001-00

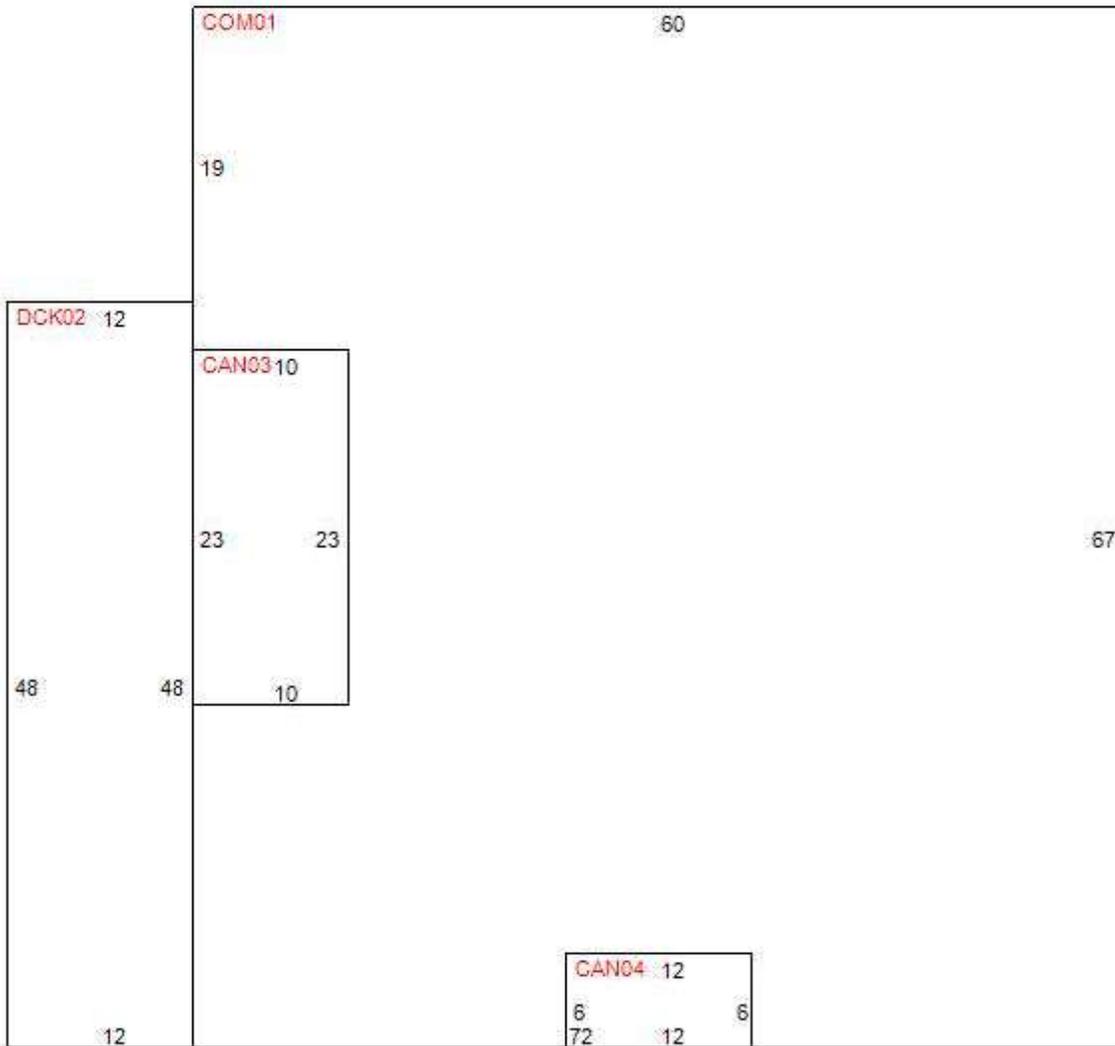
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class Value	Just Value
4100		475.0	800.0	M1	7.77 AC	12,500.0000	1.00	0.87	1.00	84,499	84,499
9902		.0	.0	M1	3.25 AC	12,500.0000	1.00	0.87	1.00	35,344	35,344
9994		.0	.0	M1	1.00 UT	.0000	1.00	1.00	1.00		
Neighborhood 0875 - ACREAGE 441 EAST TO JAX RD										Total Land - Class \$119,843	
Mkt: 3 70										Total Land - Just \$119,843	

[Traverse](#)

Building 1 of 4

COM01=R72U67L60D19L12D48.
 DCK02=R12U48L12D48.U45R12
 CAN03=R10D23L10U23.D45R24
 CAN04=U6R12D6L12.



[Building Characteristics](#)

D 95

B-57

Attachment D

Structure 4 - MASONRY NO PILAST
Effective Age 4 - 15-19 YRS
Condition 3
Quality Grade 600 - AVERAGE
Inspected on 12/28/2021 by 183

Year Built 1979
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 278

Exterior Wall 39 HARDEE BOARD32 CONC BLK-STUCO34 WD FRAME-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	10.0	1.86	1979	0	4,596	F01 RESIDENTIAL M17 OFFICE	46 %	N	Y
2	1.0	1.00	2017	0	576	DCK DECK-WOOD	100 %	N	N
3	8.0	1.00	1979	0	230	CAN CANOPY-ATTACHD	100 %	N	N
4	8.0	1.00	1979	0	72	CAN CANOPY-ATTACHD	100 %	N	N

Section: 1

Elevator Shafts: 0 **Aprtments:** 3 **Kitchens:** 3 **4 Fixture Baths:** 1 **2 Fixture Baths:** 0
Elevator Landings: 0 **Escalators:** 0 **Fireplaces:** 0 **3 Fixture Baths:** 3 **Extra Fixtures:** 6

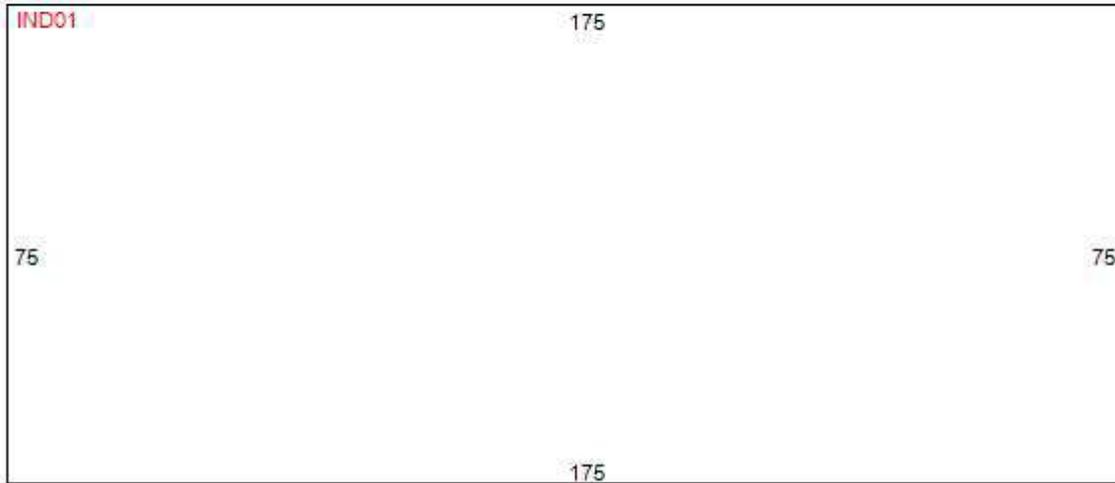
[Traverse](#)

Building 2 of 4

IND01=U75L175D75R175.
MZS02=3750.

Attachment D

MZO03=3250.
3750



Building Characteristics

Structure	1 - WH STL FR	Year Built 1992
Effective Age	2 - 05-09 YRS	Physical Deterioration 0%
Condition	4	Obsolescence: Functional 0%
Quality Grade	400 - FAIR	Obsolescence: Locational 0%
Inspected on	12/28/2021 by 183	Base Perimeter 500

Exterior Wall 18 PREFINISHED MTL

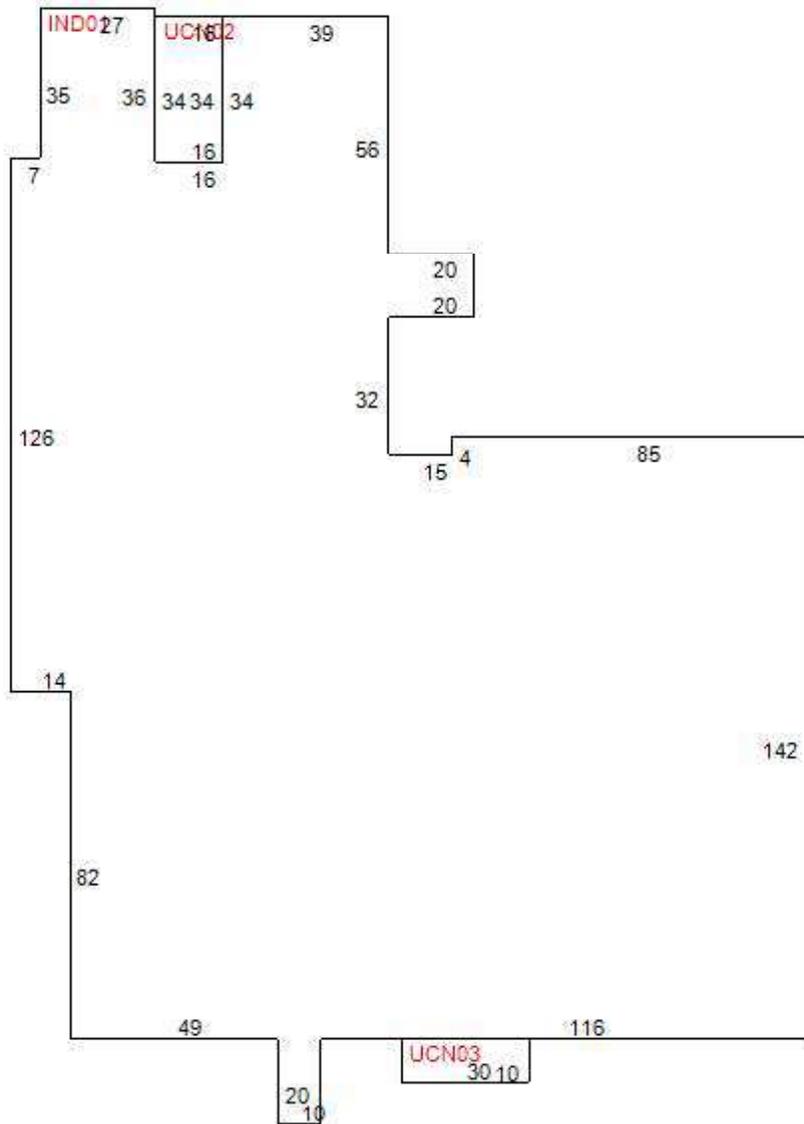
Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	25.0	1.00	1992	0	13,125	F48 WAREHOUSE/DISTRIBUTE	80 %	N	N
						F17 OFFICE	20 %	N	Y
2	12.0	1.00	1992	0	3,750	MZS MEZZANINE STOR	100 %	N	Y
3	12.0	1.00	1992	0	3,250	MZO MEZZANINE OFF	100 %	N	Y

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 3
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 3

Building 3 of 4

IND01=L39D34L16U36L27D35L7D126R14D82R49D20R10U20R116U142L85D4L15U32R20U15L20U56.L39
 UCN02=D34L16U34R16.D241R72
 UCN03=D10L30U10R30.



Building Characteristics

Structure 1 - WH STL FR
Effective Age 4 - 15-19 YRS
Condition 1
Quality Grade 400 - FAIR
Inspected on 12/28/2021 by 183

Year Built 1990
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 1020

Exterior Wall 18 PREFINISHED MTL

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	14.5	1.00	1990	0	34,220	F41 LIGHT MANUFACTURING	95 %	N Y
						F41 LIGHT MANUFACTURING	5 %	N Y
2	13.0	1.00	1990	0	544	UCN CANOPY UNFIN	100 %	N N
3	7.0	1.00	1990	0	300	UCN CANOPY UNFIN	100 %	N N

Attachment D

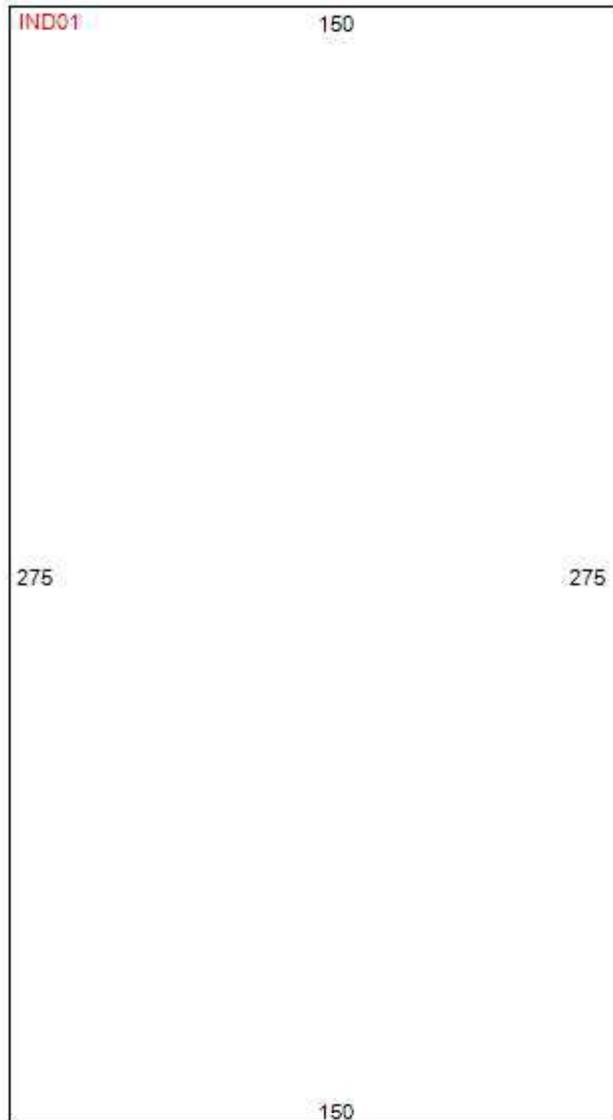
Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 1	2 Fixture Baths: 0
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 1	Extra Fixtures: 1

Traverse

Building 4 of 4

IND01=R150D275L150U275.



Building Characteristics

Structure	1 - WH STL FR	Year Built	1995
Effective Age	4 - 15-19 YRS	Physical Deterioration	0%
Condition	1	Obsolescence: Functional	0%
Quality Grade	400 - FAIR	Obsolescence: Locational	0%
Inspected on	12/28/2021 by 183	Base Perimeter	850

Exterior Wall 18 PREFINISHED MTL

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	20.0	1.00	1995	0	41,250	F48 WAREHOUSE/DISTRIBUTE	95 %	N B-61

D 99

Attachment D

F48 WAREHOUSE/DISTRIBUTE 5% N Y

Section: 1

Elevator Shafts: 0 Aprtments: 0 Kitchens: 0 4 Fixture Baths: 0 2 Fixture Baths: 2
Elevator Landings: 0 Escalators: 0 Fireplaces: 0 3 Fixture Baths: 0 Extra Fixtures: 1

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	
190 SEPTIC 1-5 BTH	1.00	UT	99	1977	2	0.0	0.0	
256 WELL 1-5 BTH	1.00	UT	99	1977	5	0.0	0.0	
190 SEPTIC 1-5 BTH	1.00	UT	99	1990	2	0.0	0.0	
190 SEPTIC 1-5 BTH	1.00	UT	99	1995	2	0.0	0.0	
159 PAV CONCRETE	1,251.00	SF	20	1995	5	0.0	0.0	
159 PAV CONCRETE	424.00	SF	20	1977	3	0.0	0.0	
170 LOADING WELL	720.00	SF	20	1996	3	48.0	15.0	
170 LOADING WELL	800.00	SF	20	1996	3	25.0	32.0	
184 RETAIN WALL	87.00	SF	50	1996	3	0.0	0.0	
045 LEAN TO	156.00	SF	15	1996	2	13.0	12.0	
105 FENCE CHAIN LK	800.00	LF	20	2021	5	0.0	0.0	
144 PAVING ASPHALT	74,000.00	SF	5	2021	1	0.0	0.0	
Total Value - \$109,153								

Appraiser Notes

Planning and Building

**** Permit Search ****

Permit Number	Issued Date	Complete Date	Description
MA88165	12/1/1994	9/1/1995	IND
MA53537	7/1/1992	-	CA

Cost/Market Summary

Buildings R.C.N.	Value	Issued Date	Bldg Nbr	RCN	Depreciation	Depreciated
Total Depreciation	(\$1,228,840)		1	\$802,099	(\$240,629)	\$561,470
Bldg - Just Value	\$2,390,697		2	\$720,281	(\$86,434)	\$633,847
Misc - Just Value	\$109,153	1/4/2022	3	\$1,004,005	(\$431,722)	\$572,283
Land - Just Value	\$119,843	5/11/2022	4	\$1,093,152	(\$470,055)	\$623,097
Total Just Value	\$2,619,693	.				

Attachment D



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

2022 Certified Assessment Roll

Real Estate

14583-003-00

[GOOGLE Street View](#)

Prime Key: 2694289

[Beta MAP IT+](#)

[Property Information](#)

BULL LAND HOLDINGS 2 LLC
PO BOX 510310
MELBOURNE FL 32951-0310

[Taxes / Assessments](#): \$2,220.41

Map ID: 193

[Millage](#): 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC](#): 17

Acres: 3.25

Situs: 1401 NE 77TH ST OCALA

[Current Value](#)

Land Just Value	\$35,883
Buildings	\$63,809
Miscellaneous	\$22,075
Total Just Value	\$121,767
Total Assessed Value	\$121,767
Exemptions	\$0
Total Taxable	\$121,767

[Ex Codes](#):

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$35,883	\$63,809	\$22,075	\$121,767	\$121,767	\$0	\$121,767
2021	\$28,715	\$54,332	\$1,056	\$84,103	\$83,508	\$0	\$83,508
2020	\$28,715	\$56,547	\$1,056	\$86,318	\$75,916	\$0	\$75,916

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7393/1543	02/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$837,500
7382/1465	02/2021	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
5727/1521	08/2012	34 TAX	0	U	I	\$25,000
5452/1993	12/2010	31 CERT TL	0	U	I	\$100
UNRE/INST	10/2010	61 FJGMNT	0	U	I	\$100
5270/0821	10/2009	07 WARRANTY	8 ALLOCATED	Q	I	\$2,200,000
4811/0680	05/2007	48 CORP CHNGE	0	U	I	\$100
4114/1335	07/2005	70 OTHER	0	U	I	\$100
2302/1171	10/1996	07 WARRANTY	8 ALLOCATED	U	I	\$1,000,000
1827/1172	04/1992	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 16 TWP 14 RGE 22

D 101

B-63

Attachment D

TRACT 1-B BEING MORE PARTICULARLY DESC AS:
 COM AT THE SW COR OF OF SW 1/4 SEC 16 TH N 00-00-41 W 25 FT TO THE
 POB TH N 89-52-57 E 475 FT TH N 00-00-41 W 230 FT TH S 89-52-57 W 475
 FT TH S 89-52-57 W 140 FT TH S 00-00-41 E 229.21 FT TH S 89-47-44 E
 140 FT TO THE POB

Parent Parcel: 14583-001-00

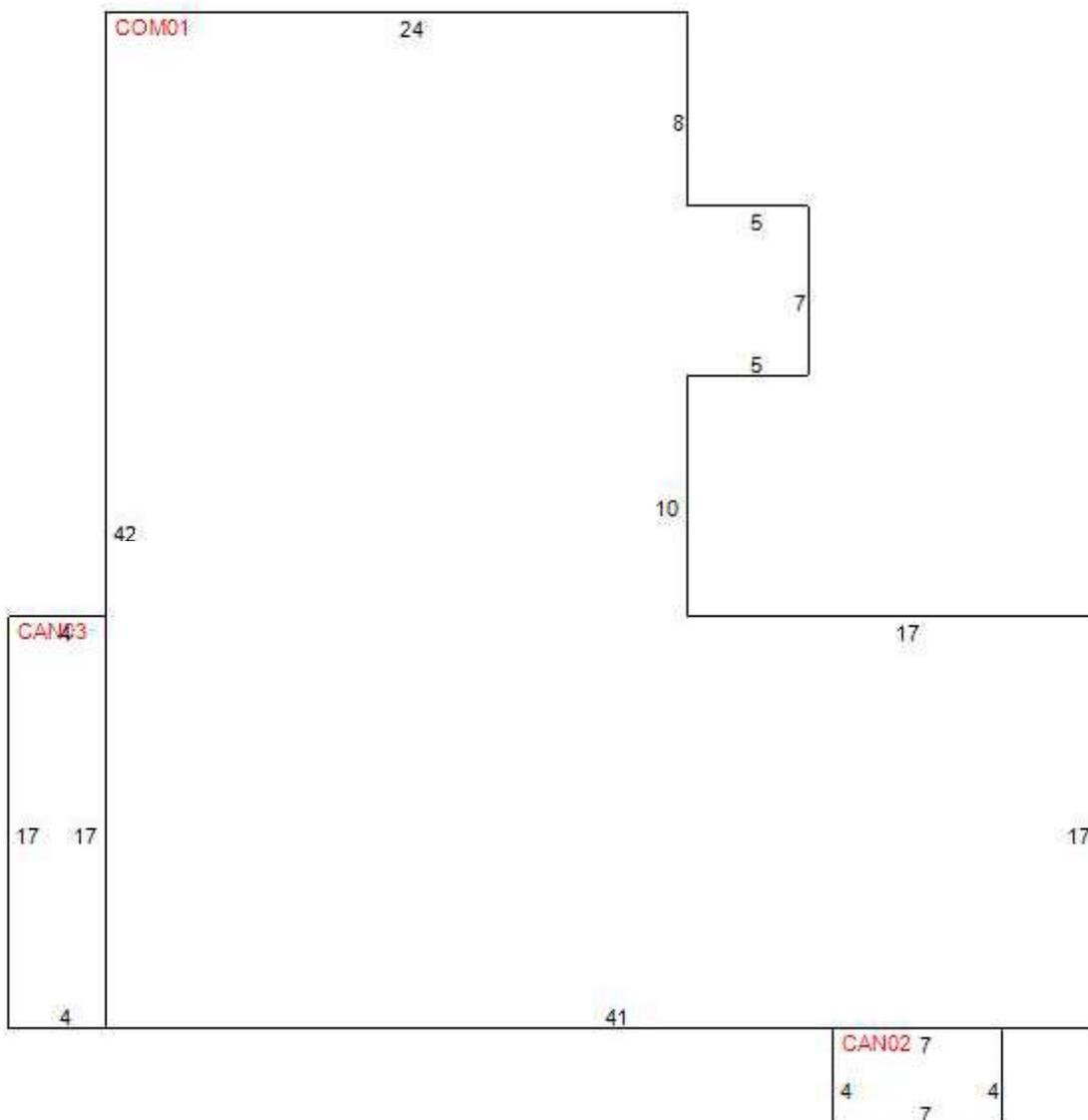
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class Value	Just Value
1710		615.0	230.0	A1	2.43 AC	12,500.0000	1.00	1.18	1.00	35,842	35,842
9470		.0	.0	A1	.82 AC	50.0000	1.00	1.00	1.00	41	41
9994		.0	.0	A1	1.00 UT	.0000	1.00	1.00	1.00		
Neighborhood 0875 - ACREAGE 441 EAST TO JAX RD										Total Land - Class \$35,883	
Mkt: 3 70										Total Land - Just \$35,883	

Traverse

Building 1 of 1

COM01=L41U42R24D8R5D7L5D10R17D17.L11
 CAN02=D4R7U4L7.L30
 CAN03=L4U17R4D17.



Attachment D
Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 6 - 25-29 YRS
Condition 2
Quality Grade 400 - FAIR
Inspected on 12/28/2021 by 183

Year Built 1974
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 176

Exterior Wall 32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	9.0	1.00	1974	0	1,332	M17 OFFICE	97 %	N	Y
						M48 WAREHOUSE/DISTRIBUTE	3 %	N	N
2	8.0	1.00	1974	0	28	CAN CANOPY-ATTACHD	100 %	N	N
3	8.0	1.00	1974	0	68	CAN CANOPY-ATTACHD	100 %	N	N

Section: 1

Elevator Shafts: 0 **Aprtments:** 0 **Kitchens:** 1 **4 Fixture Baths:** 0 **2 Fixture Baths:** 1
Elevator Landings: 0 **Escalators:** 0 **Fireplaces:** 0 **3 Fixture Baths:** 1 **Extra Fixtures:** 0

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	
190 SEPTIC 1-5 BTH	1.00	UT	99	1977	1	0.0	0.0	
256 WELL 1-5 BTH	1.00	UT	99	1977	1	0.0	0.0	
144 PAVING ASPHALT	14,190.00	SF	5	2021	3	0.0	0.0	
105 FENCE CHAIN LK	615.00	LF	20	2021	5	0.0	0.0	
Total Value - \$22,075								

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Issued Date	Complete Date	Description
<u>Cost/Market Summary.</u>			
Buildings R.C.N.	\$125,117	12/29/2021	
Total Depreciation	(\$61,308)		
Bldg - Just Value	\$63,809		
Misc - Just Value	\$22,075	12/29/2021	
Land - Just Value	\$35,883	5/11/2022	
Total Just Value	\$121,767	.	

Attachment D



Jimmy H. Cowan, Jr., CFA
 Marion County Property Appraiser

2022 Certified Assessment Roll
 Real Estate

14598-000-05

Prime Key: 3237234

[Beta MAP IT+](#)

[Property Information](#)

JUMBOLAIR DEVELOPMENT LLC
 PO BOX 510310
 MELBOURNE FL 32951-0310

[Taxes / Assessments:](#) \$0.00
 Map ID: 193
[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)
[PC:](#) 09
 Acres: .13

[Current Value](#)

Land Just Value	\$682	
Buildings	\$0	
Miscellaneous	\$466	
Total Just Value	\$1,148	Ex Codes: 21
Total Assessed Value	\$1,148	
Exemptions	(\$1,148)	
Total Taxable	\$0	

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$682	\$0	\$466	\$1,148	\$1,148	\$1,148	\$0
2021	\$520	\$0	\$466	\$986	\$986	\$986	\$0
2020	\$520	\$0	\$466	\$986	\$986	\$986	\$0

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7393/1554	02/2021	05 QUIT CLAIM	0	U	V	\$100

[Property Description](#)

SEC 16 TWP 14 RGE 22
 PLAT BOOK 007 PAGE 135
 JUMBOLAIR AVIATION ESTATES UNIT ONE REPLAT
 TRACT E (RESERVED FOR OPEN SPACE AND LANDSCAPE AREA)
Parent Parcel: 14598-000-00

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		.0	.0	A1	.13 AC	10,500.0000	1.00	1.00	0.50		682	682
0498		.0	.0	A1	1.00 UT	.0000	1.00	1.00	1.00			
9994		.0	.0	A1	1.00 UT	.0000	1.00	1.00	1.00			

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Attachment D

Neighborhood 0875 - ACREAGE 441 EAST TO JAX RD
Mkt: 3 70

Total Land - Class \$682
Total Land - Just \$682

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
114 FENCE BOARD	250.00	LF	10	2002	4	0.0	0.0
Total Value - \$466							

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Issued Date	Complete Date	Description				
<u>Cost/Market Summary</u>							
Buildings R.C.N.	\$0	1/1/1800					
Total Depreciation	\$0						
Bldg - Just Value	\$0						
Misc - Just Value	\$466	3/11/2011	Bldg Nbr	RCN	Depreciation	Depreciated	
Land - Just Value	\$682	5/11/2022					
Total Just Value	\$1,148	.					

Portion C

Attachment D



Jimmy H. Cowan, Jr., CFA
 Marion County Property Appraiser

2022 Certified Assessment Roll

Real Estate

14730-000-00

Prime Key: 279358

[Beta MAP IT+](#)

[Property Information](#)

BULL LAND HOLDINGS 2 LLC
 PO BOX 510310
 MELBOURNE FL 32951-0310

[Taxes / Assessments:](#) \$489.67
 Map ID: 176
[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)
[PC:](#) 69
 Acres: 40.00

[Current Value](#)

Land Just Value	\$455,000		
Buildings	\$0		
Miscellaneous	\$0	Impact	(\$425,000)
Total Just Value	\$455,000	Land Class Value	\$30,000
Total Assessed Value	\$30,000	Total Class Value	\$30,000
Exemptions	\$0	Ex Codes: 08	
Total Taxable	\$30,000		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$455,000	\$0	\$0	\$455,000	\$30,000	\$0	\$30,000
2021	\$364,000	\$0	\$0	\$364,000	\$30,000	\$0	\$30,000
2020	\$364,000	\$0	\$2,642	\$366,642	\$10,242	\$0	\$10,242

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7393/1543	02/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	V	\$837,500
5970/1346	12/2013	31 CERT TL	0	U	V	\$100
1518/1652	04/1988	05 QUIT CLAIM	9 UNVERIFIED	U	V	\$100
1440/0254	07/1987	05 QUIT CLAIM	9 UNVERIFIED	U	V	\$100
1204/1312	02/1984	07 WARRANTY	0	Q	V	\$240,000

[Property Description](#)

SEC 20 TWP 14 RGE 22
 NE 1/4 OF NE 1/4
 EXC RD ROW

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class Value	Just Value
6940		1,320.0	1,320.0	A1	40.00 AC	12,500.0000	1.00	0.91	1.00	30,000	455,000
0004		0	0	A1	0.00 AC	0000	1.00	1.00	1.00		B-69

D 107

9994 Neighborhood 0875 - ACREAGE 441 EAST TO JAX RD .0000 1.00 1.00 1.00 Total Land - Class \$30,000
 Mkt: 3 70 Total Land - Just \$455,000

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
Total Value - \$0							

Appraiser Notes

Planning and Building

**** Permit Search ****

Permit Number	Issued Date	Complete Date	Description
<u>Cost/Market Summary</u>			
Buildings R.C.N.	\$0	1/1/1800	
Total Depreciation	\$0		
Bldg - Just Value	\$0		
Misc - Just Value	\$0	10/12/2020	Bldg Nbr RCN Depreciation Depreciated
Land - Just Value	\$455,000	5/11/2022	
Total Just Value	\$455,000	.	

Cost/Market Summary

Appendix C: ITE Trip Generation Sheets

Land Use: 150 Warehousing

Description

A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas. High-cube transload and short-term storage warehouse (Land Use 154), high-cube fulfillment center warehouse (Land Use 155), high-cube parcel hub warehouse (Land Use 156), and high-cube cold storage warehouse (Land Use 157) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Minnesota, New Jersey, New York, Ohio, Oregon, Pennsylvania, and Texas.

Source Numbers

184, 331, 406, 411, 443, 579, 583, 596, 598, 611, 619, 642, 752, 869, 875, 876, 914, 940, 1050

Warehousing (150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 31

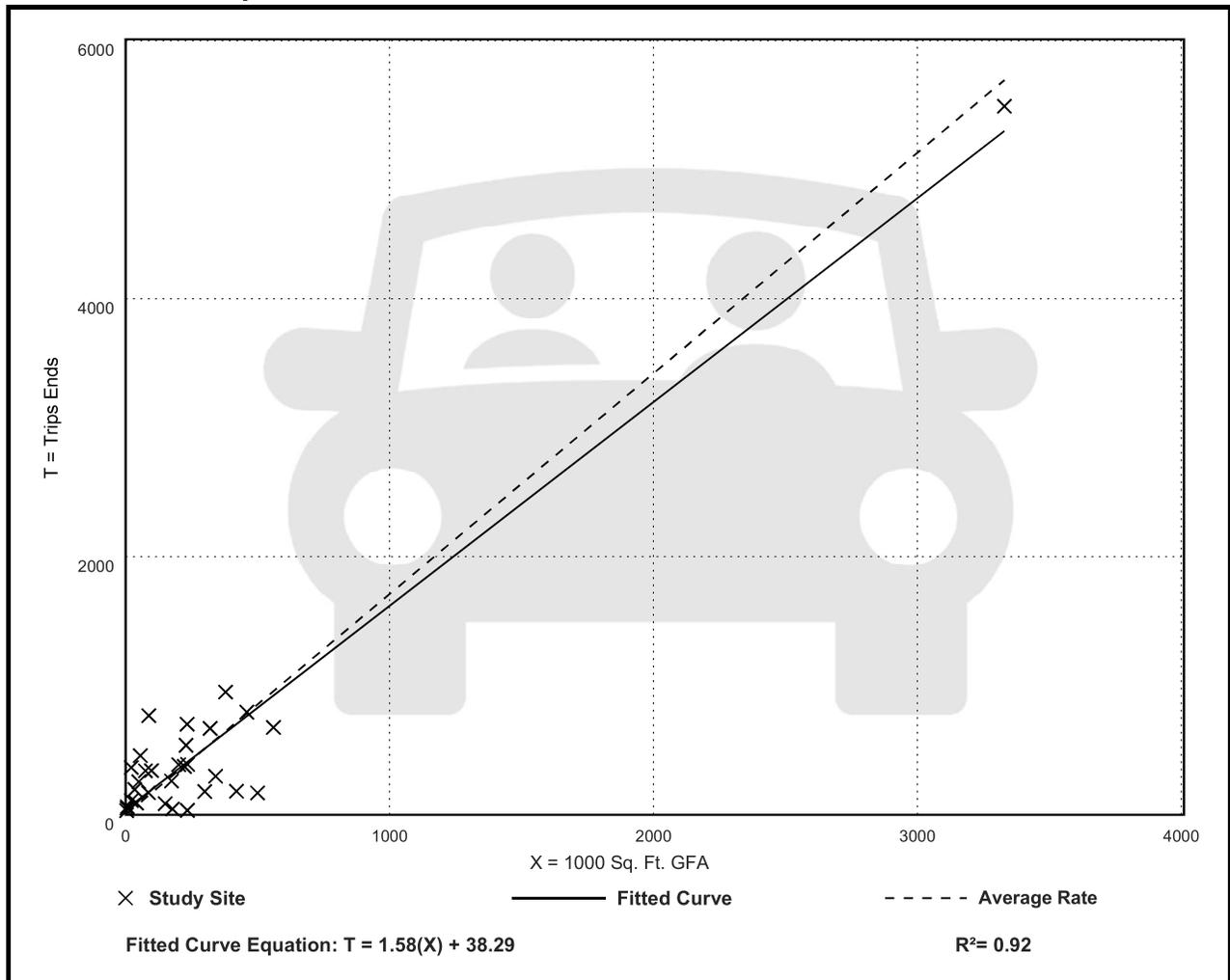
Avg. 1000 Sq. Ft. GFA: 292

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.71	0.15 - 16.93	1.48

Data Plot and Equation



Warehousing (150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 36

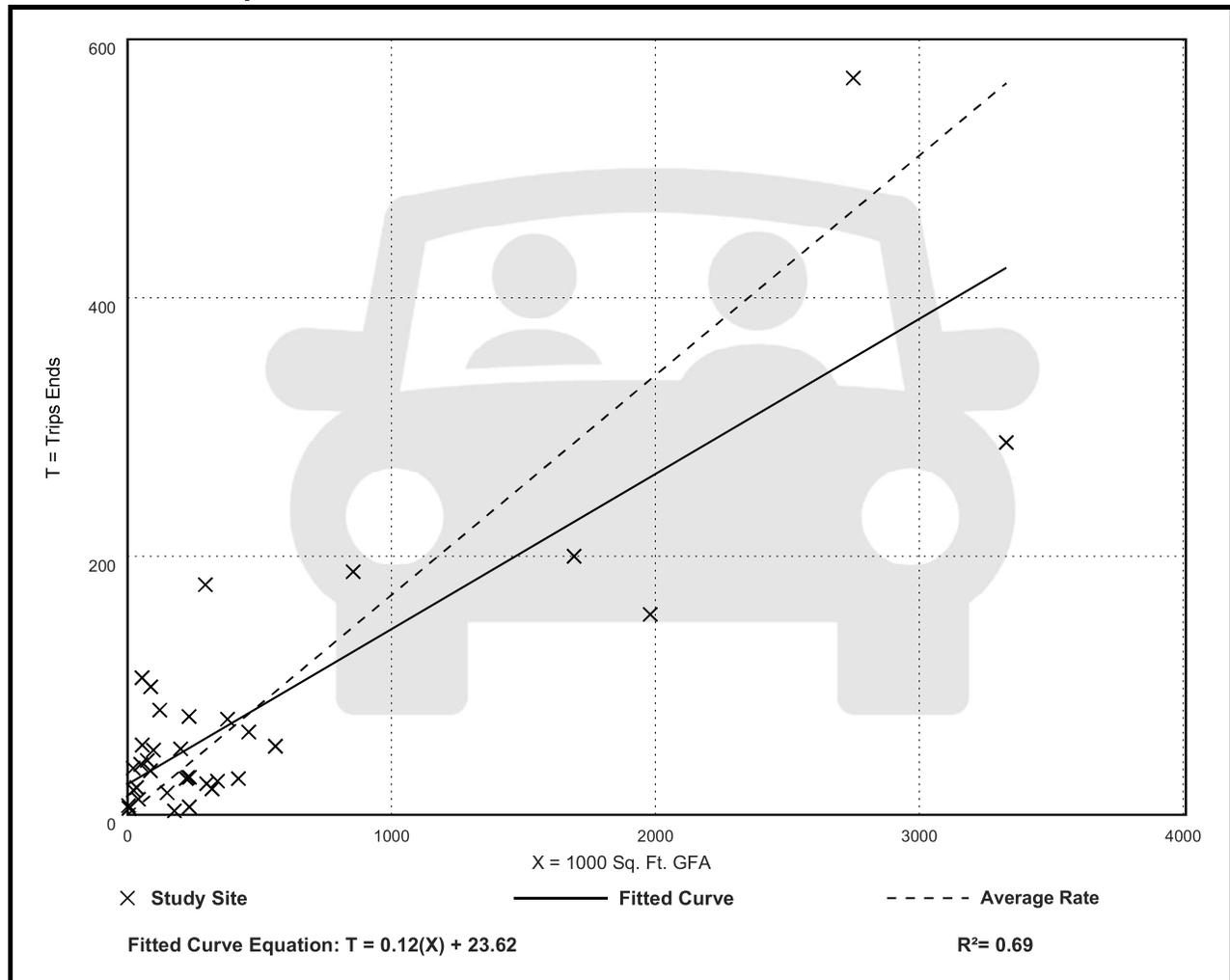
Avg. 1000 Sq. Ft. GFA: 448

Directional Distribution: 77% entering, 23% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.17	0.02 - 1.93	0.19

Data Plot and Equation



Warehousing (150)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

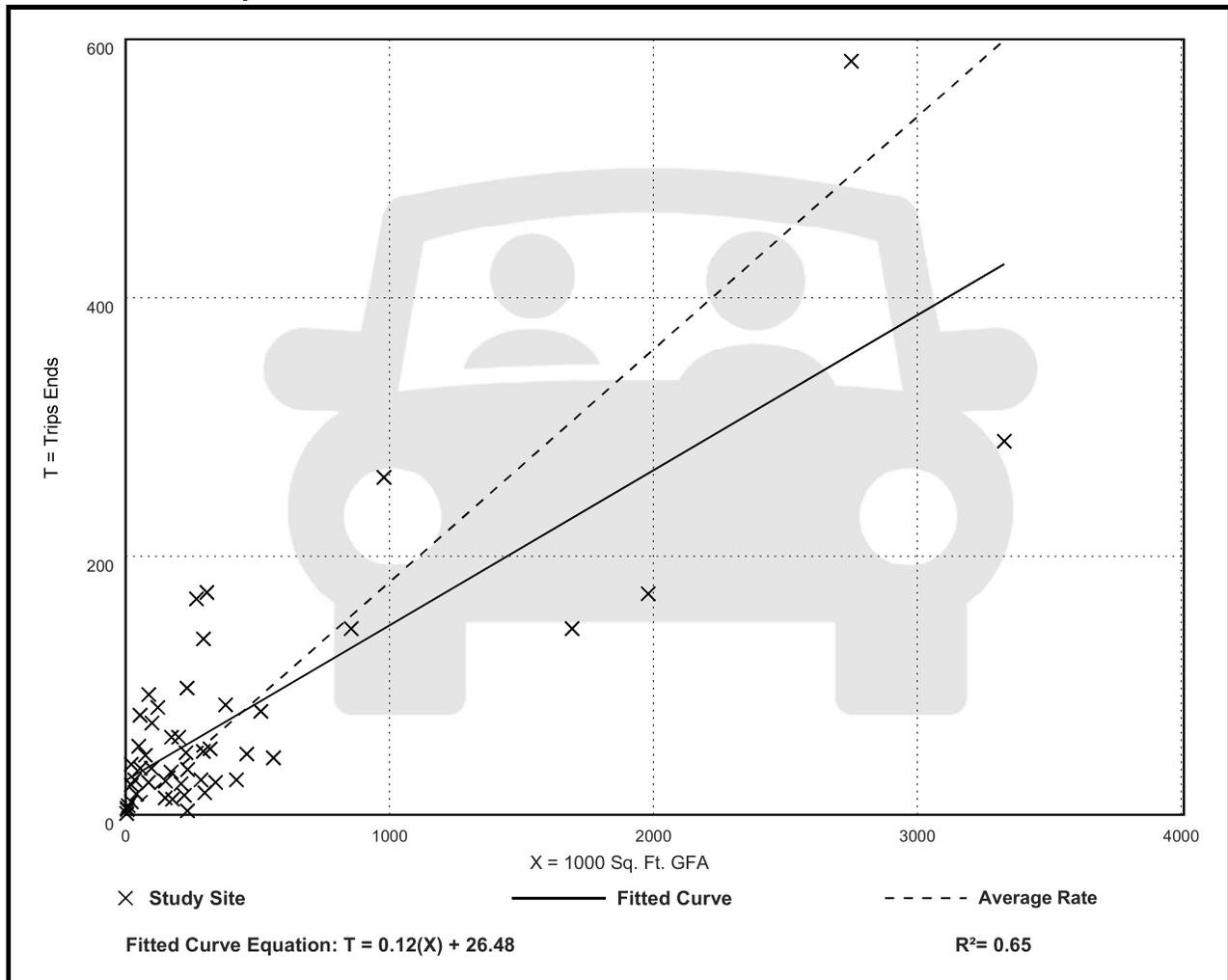
Avg. 1000 Sq. Ft. GFA: 400

Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.18	0.01 - 1.80	0.18

Data Plot and Equation



Land Use: 210

Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 174

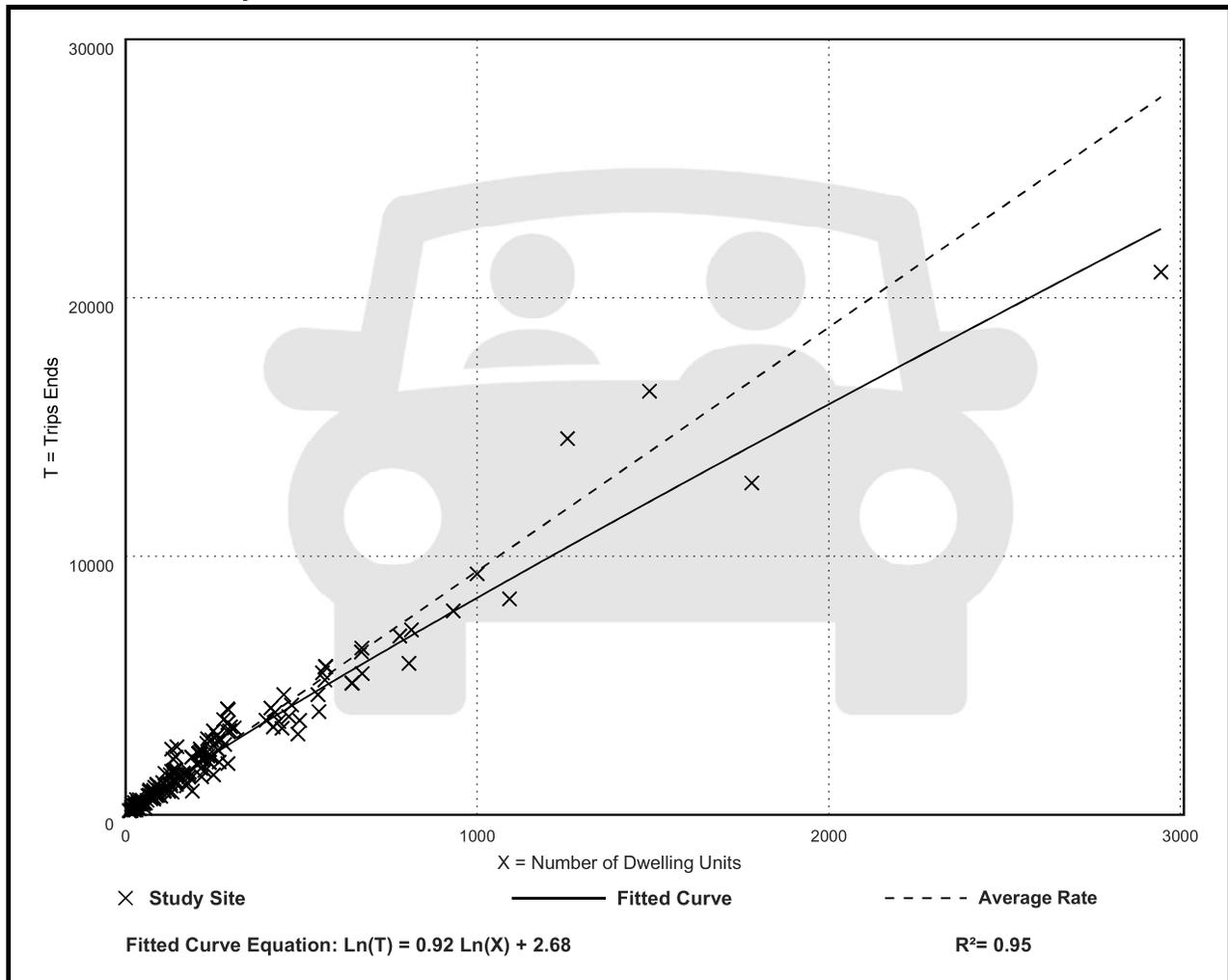
Avg. Num. of Dwelling Units: 246

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 192

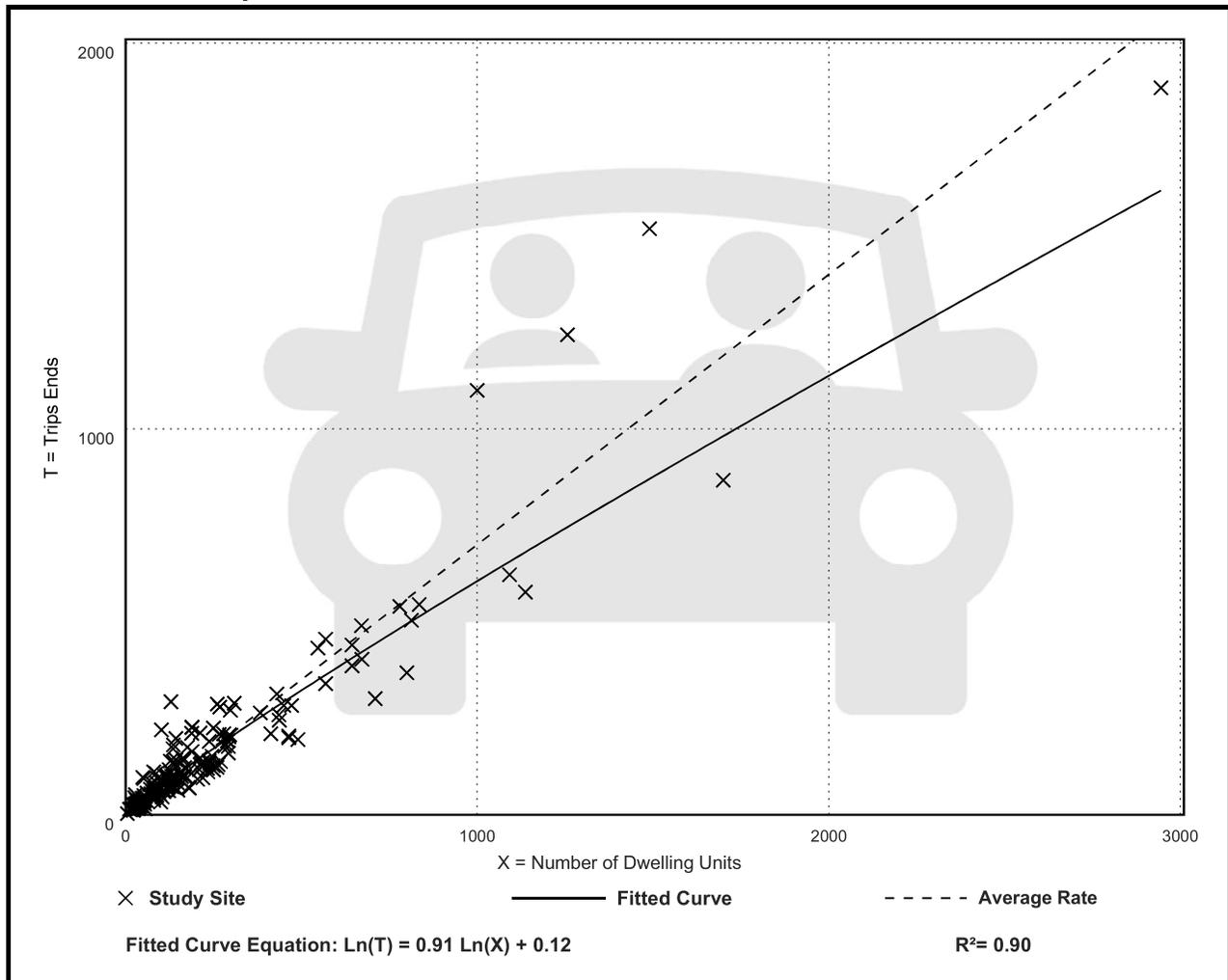
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 208

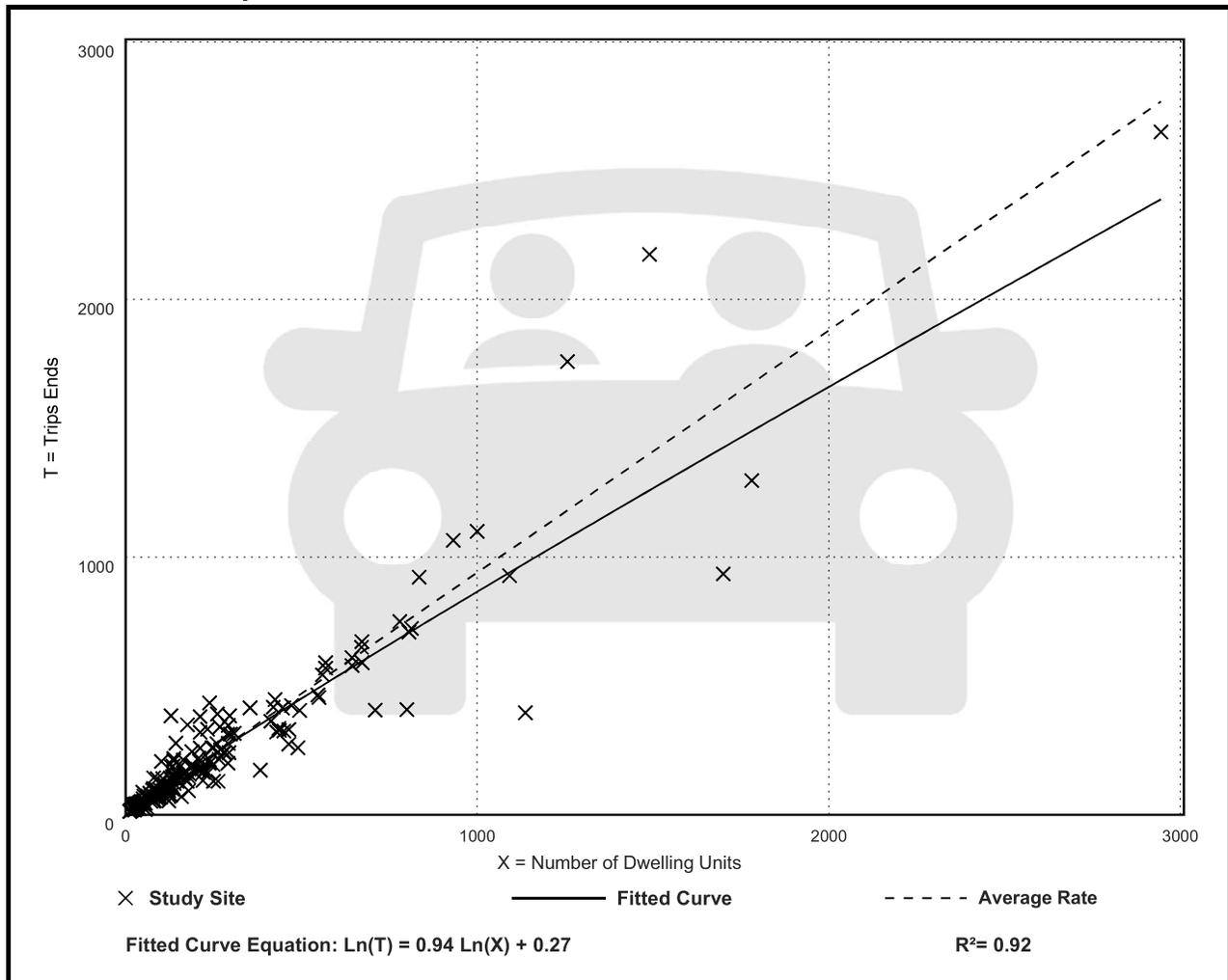
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Land Use: 220

Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is $\frac{1}{2}$ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

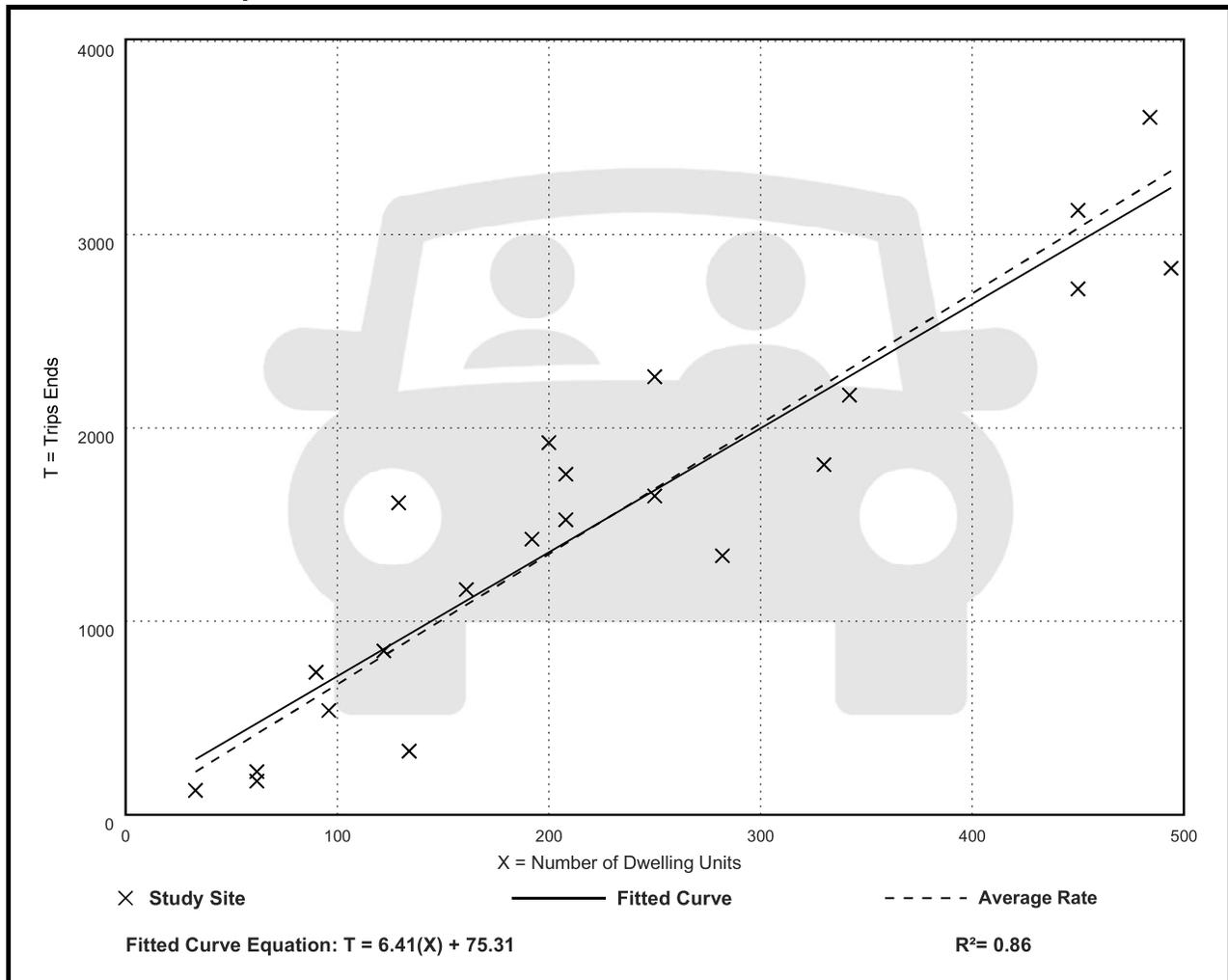
Avg. Num. of Dwelling Units: 229

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

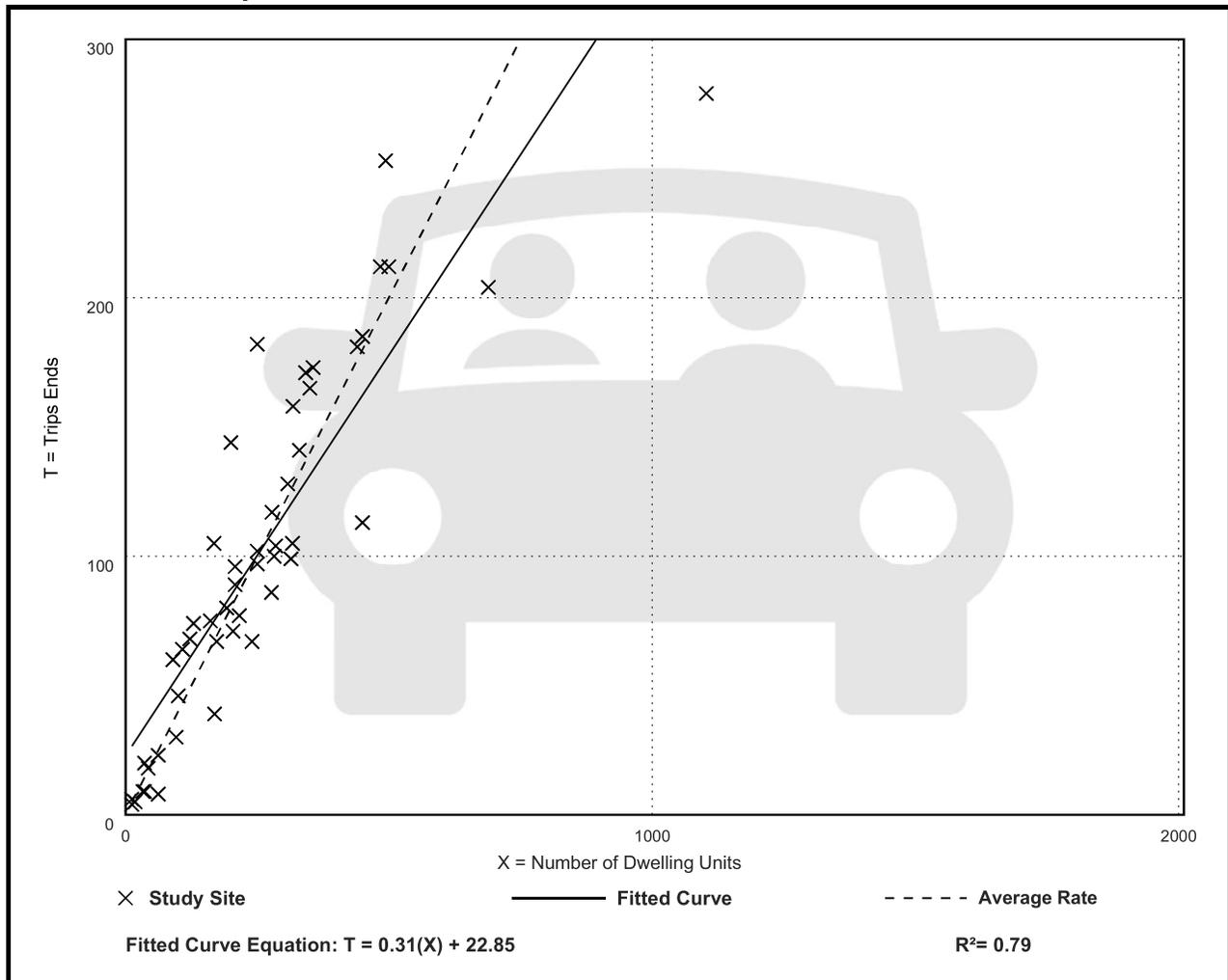
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

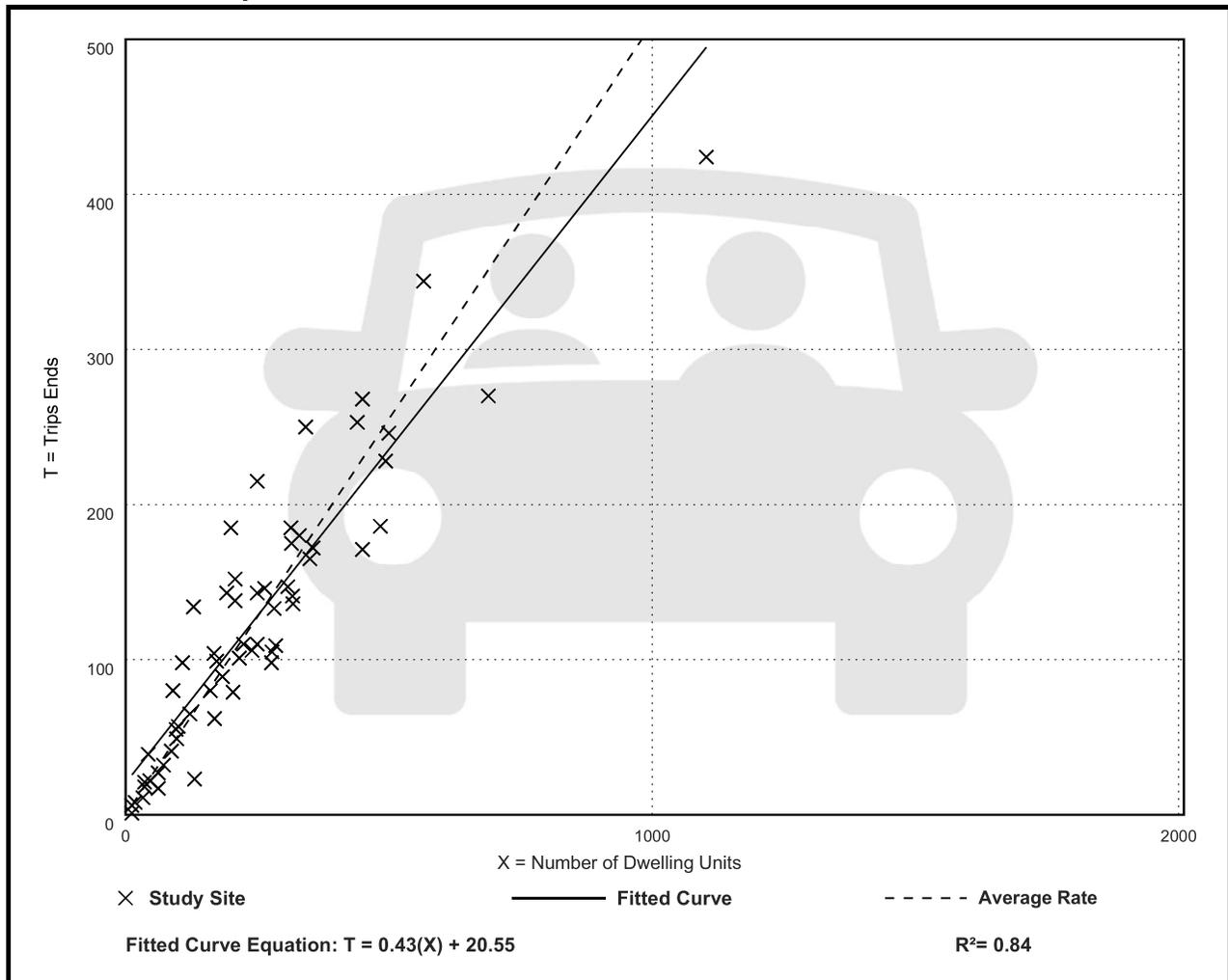
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Land Use: 820

Shopping Center (>150k)

Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has at least 150,000 square feet of gross leasable area (GLA). It often has more than one anchor store. Various names can be assigned to a shopping center within this size range, depending on its specific size and tenants, such as community center, regional center, superregional center, fashion center, and power center.

A shopping center of this size typically contains more than retail merchandising facilities. Office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities are common tenants.

A shopping center of this size can be enclosed or open-air. The vehicle trips generated at a shopping center are based upon the total GLA of the center. In the case of a smaller center without an enclosed mall or peripheral buildings, the GLA is the same as the gross floor area of the building.

The 150,000 square feet GLA threshold value between community/regional shopping center and shopping plaza (Land Use 821) is based on an examination of trip generation data. For a shopping plaza that is smaller than the threshold value, the presence or absence of a supermarket within the plaza has a measurable effect on site trip generation. For a shopping center that is larger than the threshold value, the trips generated by its other major tenants mask any effects of the presence or absence of an on-site supermarket.

Shopping plaza (40-150k) (Land Use 821), strip retail plaza (<40k) (Land Use 822), and factory outlet center (Land Use 823) are related uses.

Additional Data

Many shopping centers—in addition to the integrated unit of shops in one building or enclosed around a mall—include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied include peripheral buildings, it can be assumed that some of the data show their effect.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Connecticut, Delaware, Florida, Georgia, Illinois, Indiana, Iowa, Kentucky,

Attachment D

Maryland, Massachusetts, Michigan, Minnesota, New Jersey, New York, North Carolina, Ohio, Oklahoma, Pennsylvania, Tennessee, Texas, Vermont, Virginia, Washington, West Virginia, and Wisconsin.

Source Numbers

77, 110, 154, 156, 159, 190, 199, 202, 204, 213, 251, 269, 294, 295, 299, 304, 305, 307, 308, 309, 311, 314, 315, 316, 317, 319, 365, 385, 404, 414, 423, 442, 446, 562, 629, 702, 715, 728, 868, 871, 880, 899, 912, 926, 946, 962, 973, 974, 978, 1034, 1040, 1067

Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 108

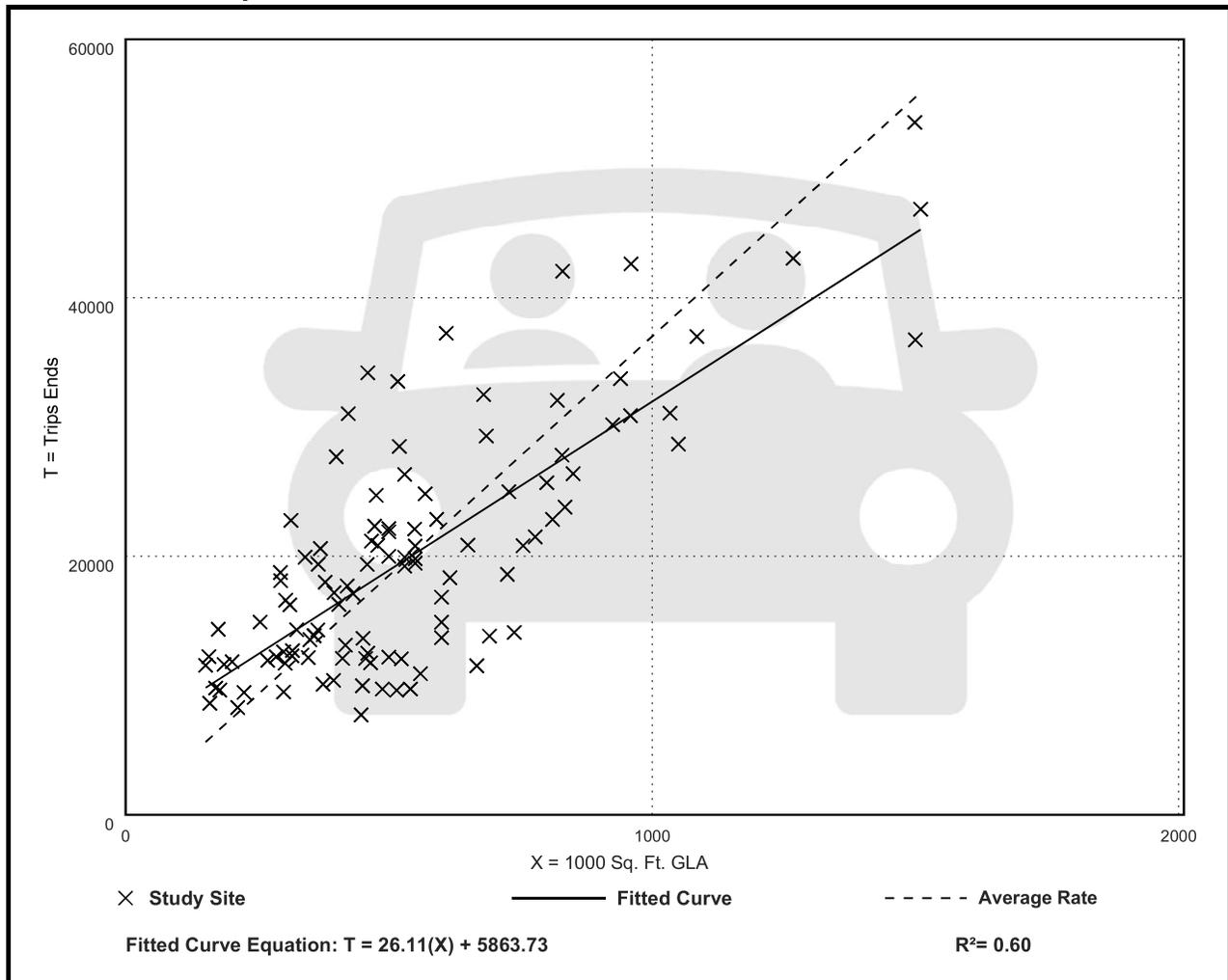
Avg. 1000 Sq. Ft. GLA: 538

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.01	17.27 - 81.53	12.79

Data Plot and Equation



Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 44

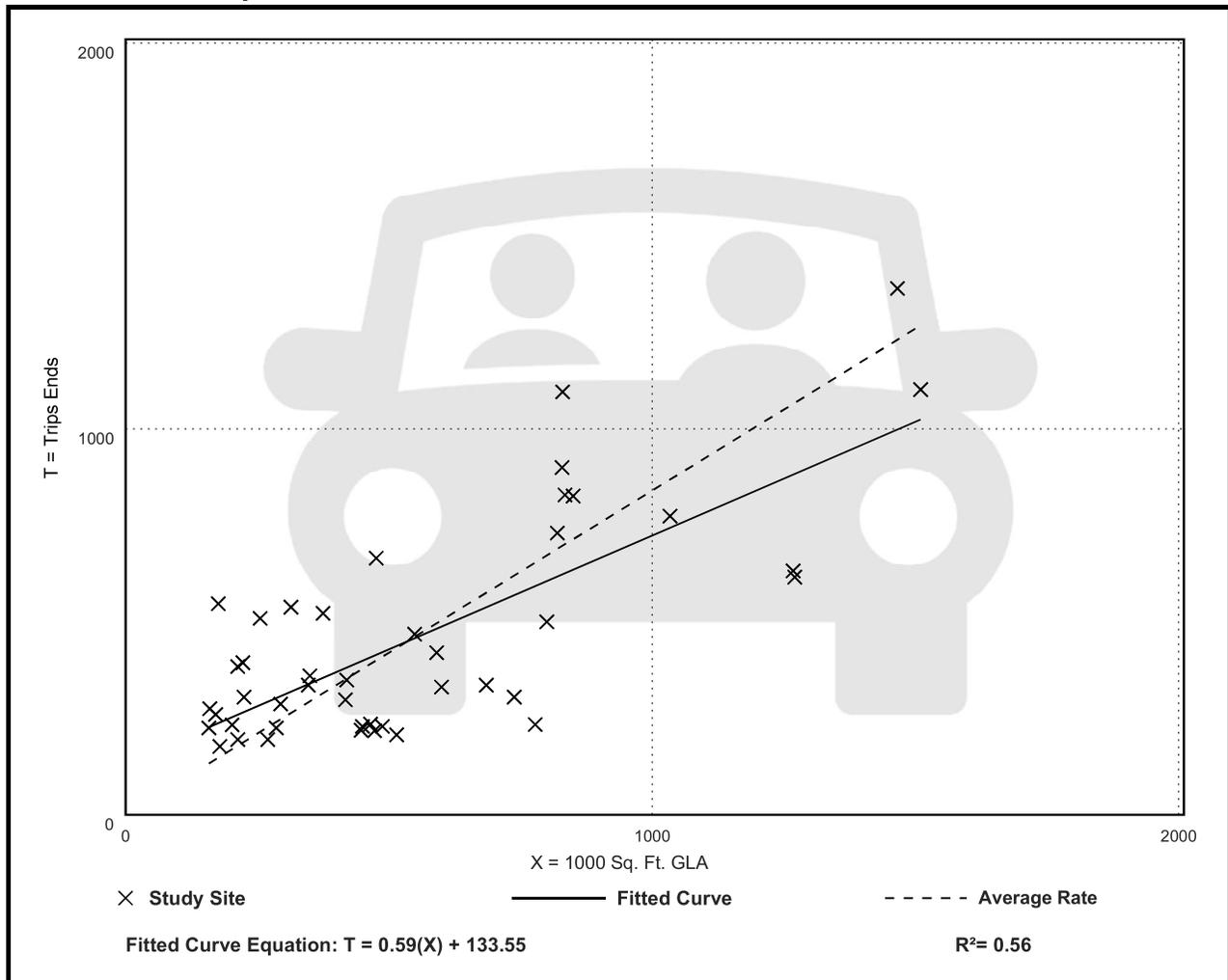
Avg. 1000 Sq. Ft. GLA: 546

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.84	0.30 - 3.11	0.42

Data Plot and Equation



Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 126

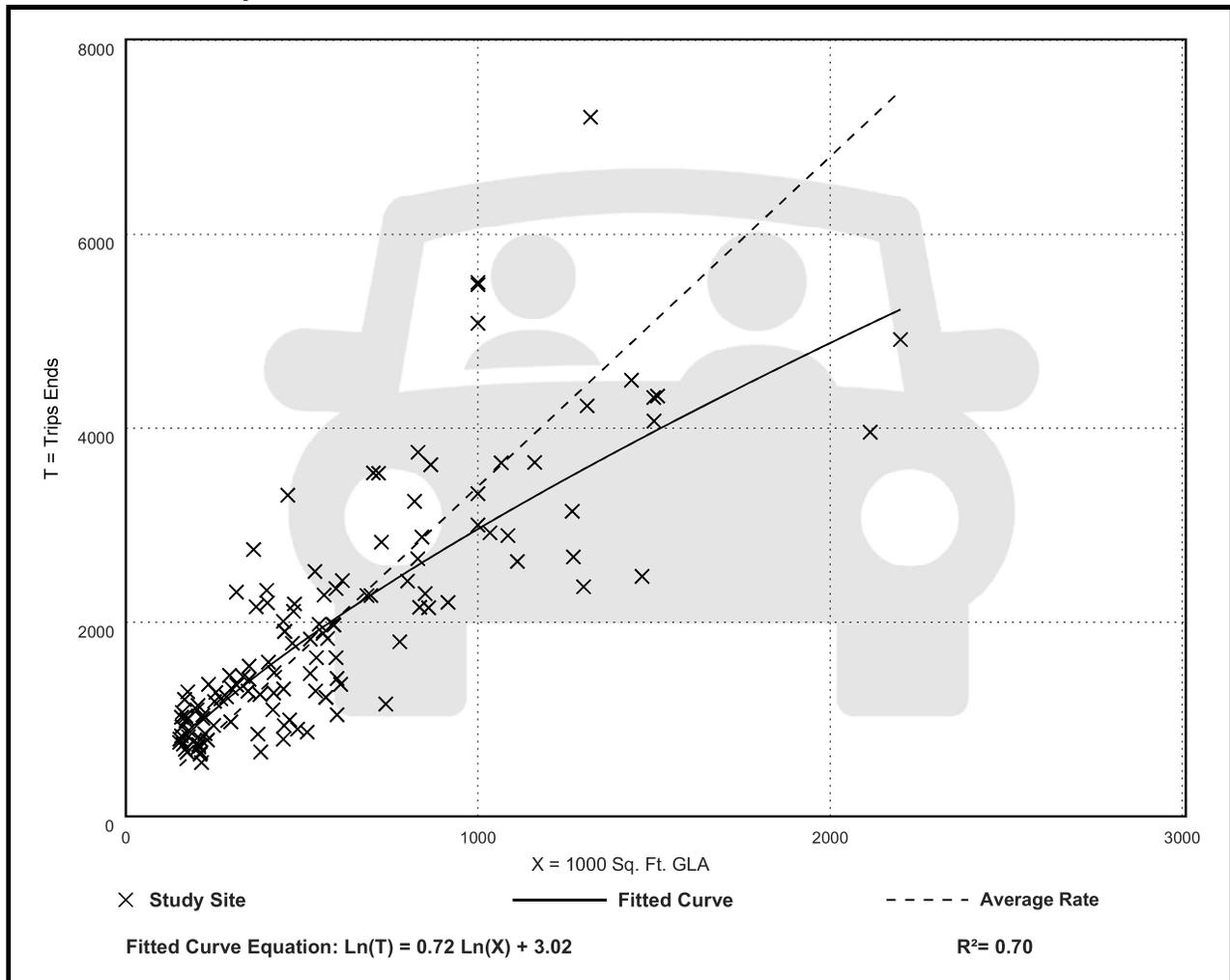
Avg. 1000 Sq. Ft. GLA: 581

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.40	1.57 - 7.58	1.26

Data Plot and Equation



Land Use: 934

Fast-Food Restaurant with Drive-Through Window

Description

This land use includes any fast-food restaurant with a drive-through window. This type of restaurant is characterized by a large drive-through and large carry-out clientele, long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late at night or 24 hours a day) and high turnover rates for eat-in customers. The restaurant does not provide table service. A patron generally orders from a menu board and pays before receiving the meal. A typical duration of stay for an eat-in patron is less than 30 minutes. Fast casual restaurant (Land Use 930), high-turnover (sit-down) restaurant (Land Use 932), fast-food restaurant without drive-through window (Land Use 933), and fast-food restaurant with drive-through window and no indoor seating (Land Use 935) are related uses.

Additional Data

Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the AM peak hour of the adjacent street traffic were removed from the database.

If the restaurant has outdoor seating, its area is not included in the overall gross floor area. For a restaurant that has significant outdoor seating, the number of seats may be more reliable than GFA as an independent variable on which to establish a trip generation rate.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alaska, Alberta (CAN), California, Colorado, Florida, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, South Dakota, Texas, Vermont, Virginia, Washington, and Wisconsin.

Source Numbers

163, 164, 168, 180, 181, 241, 245, 278, 294, 300, 301, 319, 338, 340, 342, 358, 389, 438, 502, 552, 577, 583, 584, 617, 640, 641, 704, 715, 728, 810, 866, 867, 869, 885, 886, 927, 935, 962, 977, 1050, 1053, 1054

Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 71

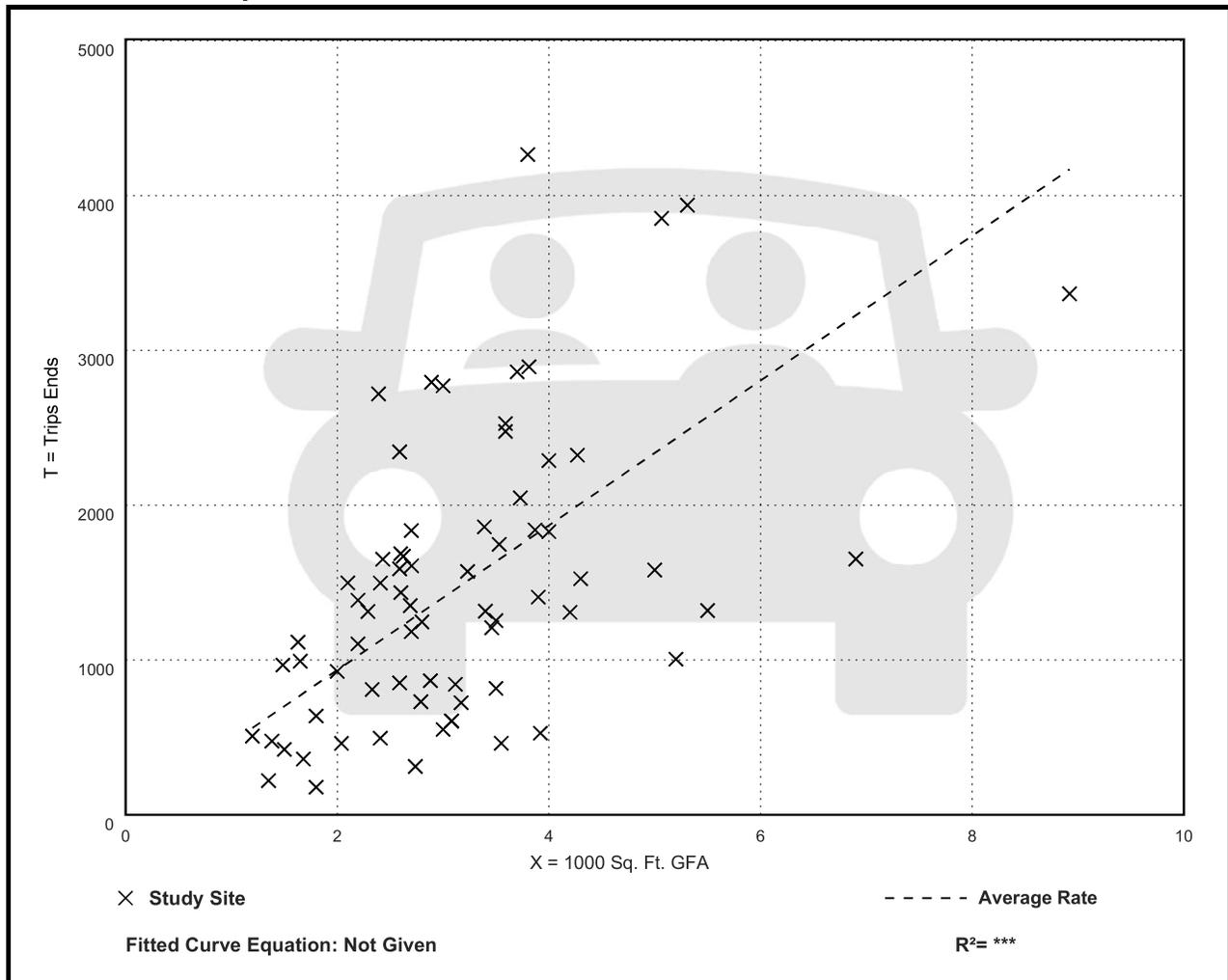
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
467.48	98.89 - 1137.66	238.62

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 96

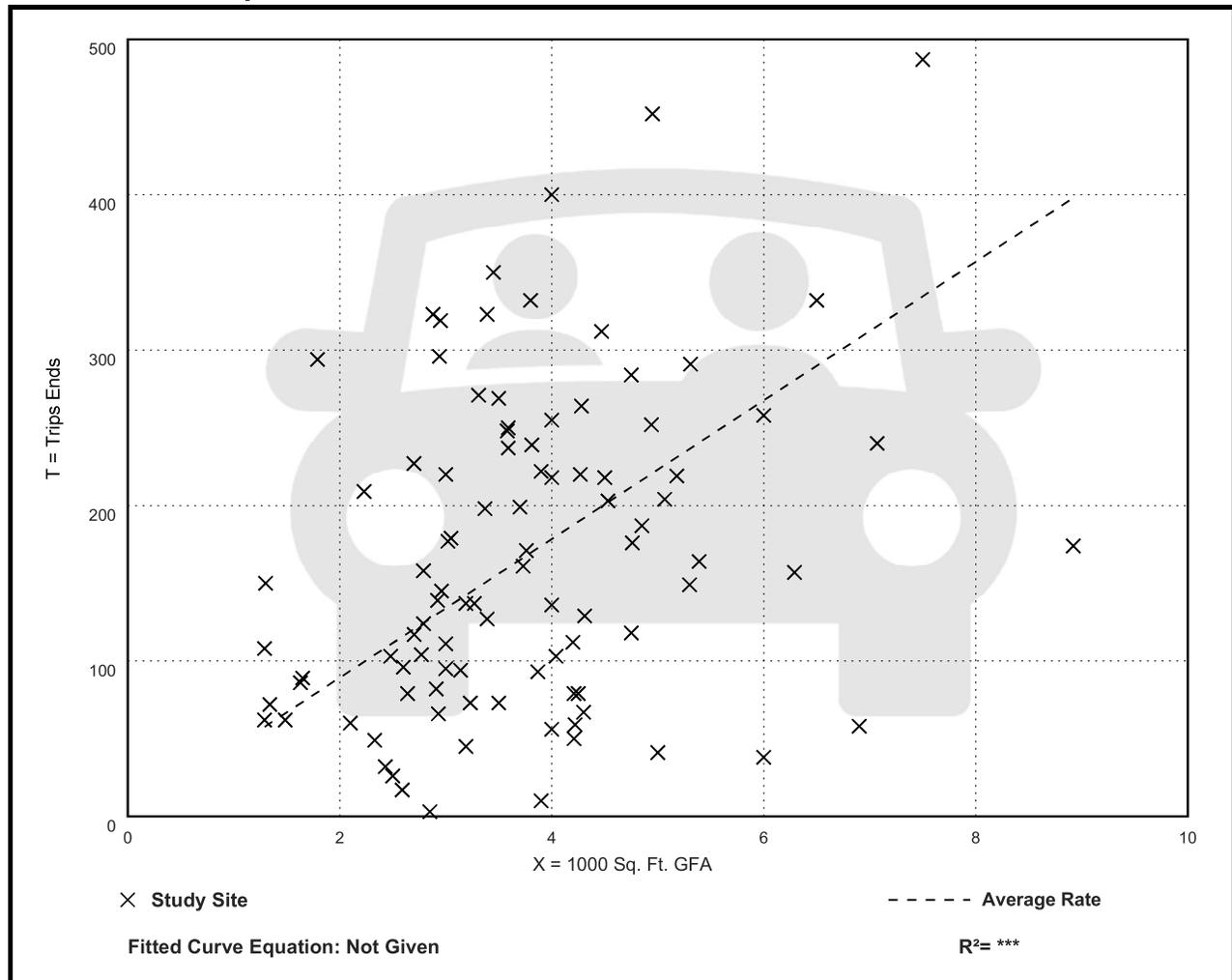
Avg. 1000 Sq. Ft. GFA: 4

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
44.61	1.05 - 164.25	27.14

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 190

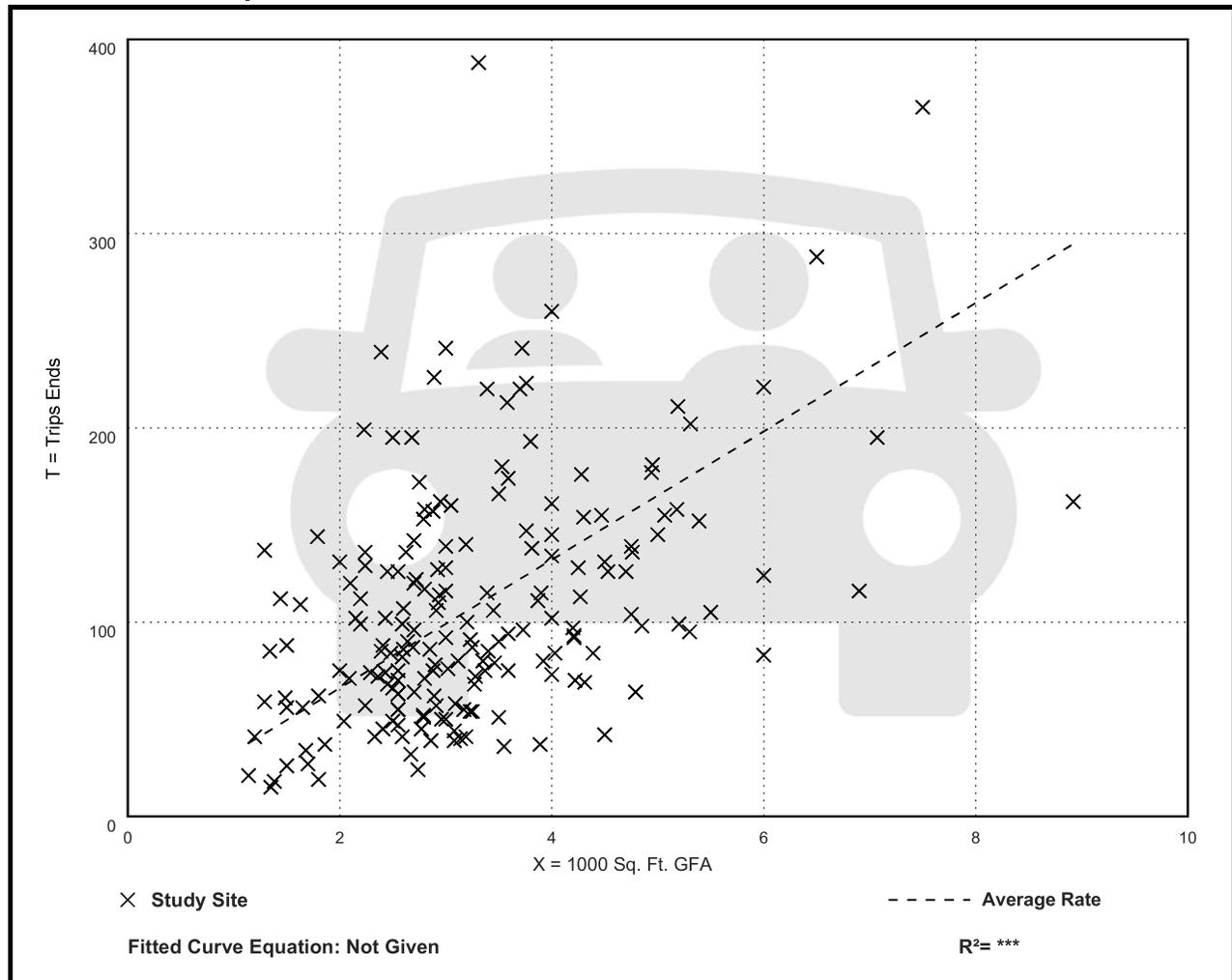
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

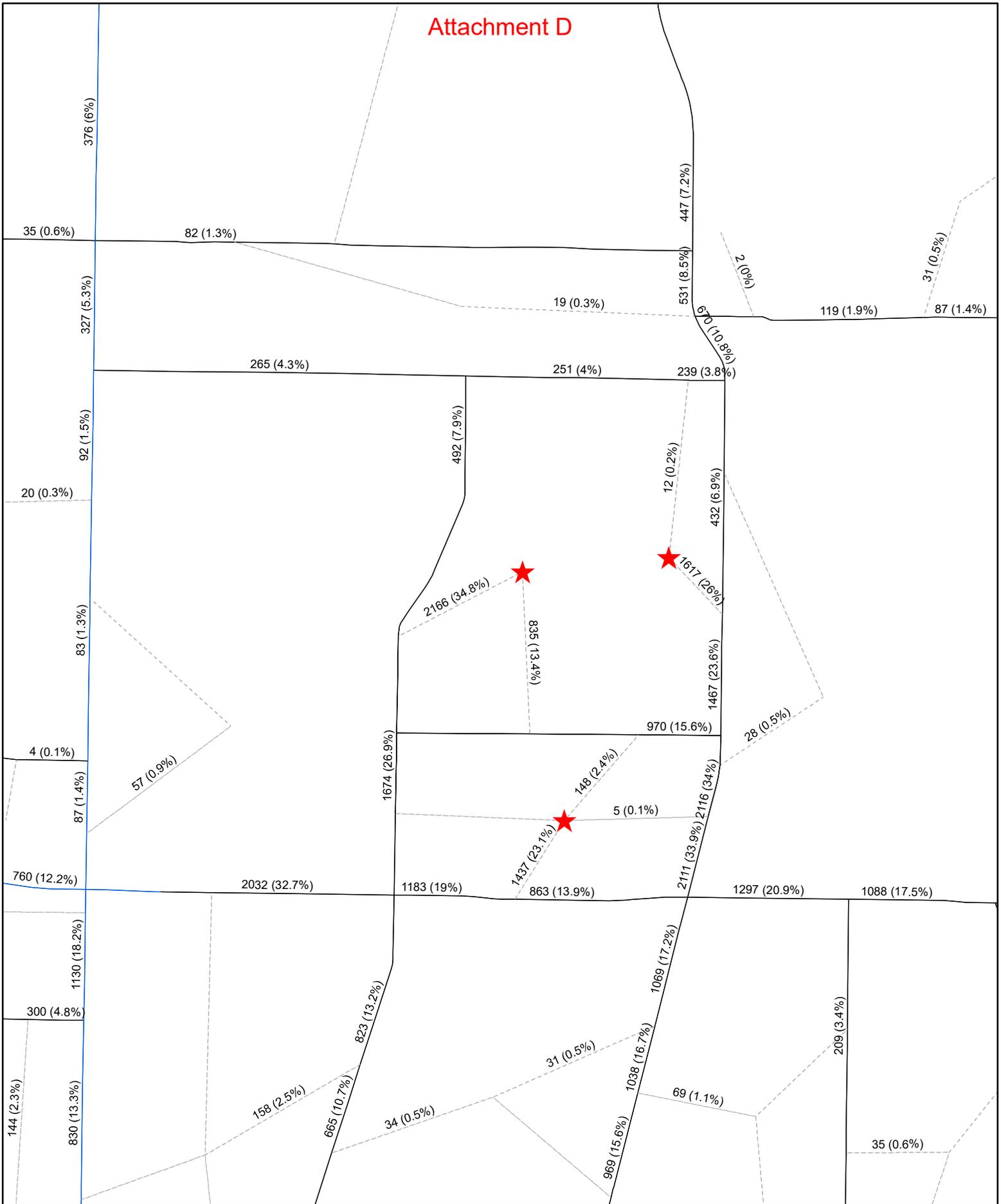
Average Rate	Range of Rates	Standard Deviation
33.03	8.77 - 117.22	17.59

Data Plot and Equation



Appendix D:
CFRPM Travel Demand Model Plot

Attachment D

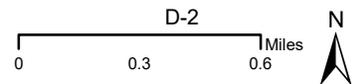


Legend

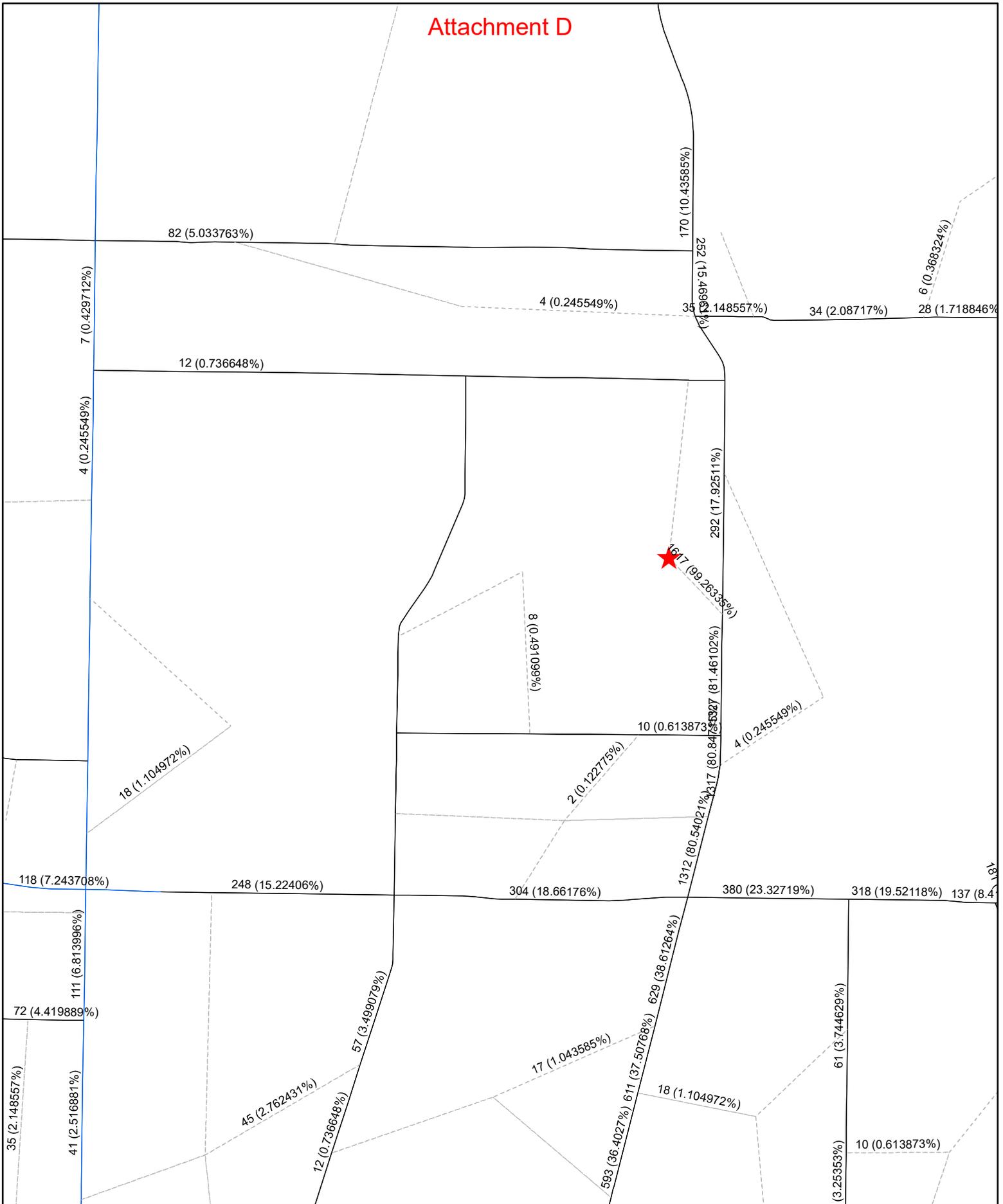
- ★ Study Zone
- Centroid Connector
- One Lane Per Direction
- Two Lanes Per Direction
- Three Lanes Per Direction
- Four Lanes Per Direction
- More Than Four Lanes Per Direction

CFRPM Version 7 Cost Feasible 2030 Select Zone Total Volume (Select Zone Percentage)

D 133



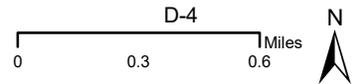
Attachment D



- Legend**
- ★ Study Zone
 - Centroid Connector
 - One Lane Per Direction
 - Two Lanes Per Direction
 - Three Lanes Per Direction
 - Four Lanes Per Direction
 - More Than Four Lanes Per Direction

**CFRPM Version 7 Cost Feasible 2030
Select Zone Total Volume (Select Zone Percentage)**

D 135



Appendix E:
Raw Turning Movement Counts and Peak
Season Factor Category Report

Raw Turning Movement Counts

Attachment D DE TRAFFIC

detraffic.com
(386) 341-4186

NE Jacksonville Rd/CR 200A at SR 326
Marion County, FL

File Name : cr 200a at 326
Site Code : 00000326
Start Date : 7/6/2023
Page No : 1

Groups Printed- Automobiles - Commercial

Start Time	NE Jacksonville Rd/CR 200A Southbound					SR 326 Westbound					NE Jacksonville Rd/CR 200A Northbound					SR 326 Eastbound					Int. Total
	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	
07:00 AM	10	29	12	2	53	9	83	20	3	115	9	20	7	2	38	12	62	18	5	97	303
07:15 AM	13	36	21	4	74	3	99	28	2	132	12	27	4	2	45	20	73	19	2	114	365
07:30 AM	17	43	25	6	91	7	108	36	4	155	16	19	10	5	50	26	86	26	6	144	440
07:45 AM	19	38	24	5	86	6	120	42	4	172	25	52	10	4	91	21	90	30	4	145	494
Total	59	146	82	17	304	25	410	126	13	574	62	118	31	13	224	79	311	93	17	500	1602
08:00 AM	25	30	17	5	77	9	98	27	7	141	26	43	11	5	85	26	84	26	6	142	445
08:15 AM	22	39	25	4	90	8	111	39	8	166	27	37	10	4	78	26	79	27	4	136	470
08:30 AM	25	30	16	8	79	12	106	30	9	157	35	36	10	6	87	24	77	25	6	132	455
08:45 AM	18	28	25	4	75	10	81	28	7	126	26	28	8	1	63	22	82	27	6	137	401
Total	90	127	83	21	321	39	396	124	31	590	114	144	39	16	313	98	322	105	22	547	1771
04:00 PM	19	30	13	5	67	10	70	25	6	111	12	70	7	1	90	21	80	12	1	114	382
04:15 PM	25	45	19	3	92	10	75	21	4	110	21	65	4	3	93	18	71	19	2	110	405
04:30 PM	21	36	19	5	81	10	85	18	8	121	17	77	11	2	107	20	86	18	2	126	435
04:45 PM	35	42	18	4	99	8	90	19	8	125	19	85	11	1	116	27	89	19	3	138	478
Total	100	153	69	17	339	38	320	83	26	467	69	297	33	7	406	86	326	68	8	488	1700
05:00 PM	45	54	19	5	123	11	83	21	8	123	21	81	9	3	114	20	82	21	2	125	485
05:15 PM	25	46	19	5	95	9	80	19	8	116	25	86	15	3	129	19	72	16	4	111	451
05:30 PM	21	36	23	6	86	8	82	13	7	110	18	82	9	5	114	19	79	18	2	118	428
05:45 PM	25	27	17	3	72	7	73	17	9	106	17	82	10	1	110	18	70	11	3	102	390
Total	116	163	78	19	376	35	318	70	32	455	81	331	43	12	467	76	303	66	11	456	1754
Grand Total	365	589	312	74	1340	137	1444	403	102	2086	326	890	146	48	1410	339	1262	332	58	1991	6827
Apprch %	27.2	44	23.3	5.5		6.6	69.2	19.3	4.9		23.1	63.1	10.4	3.4		17	63.4	16.7	2.9		
Total %	5.3	8.6	4.6	1.1	19.6	2	21.2	5.9	1.5	30.6	4.8	13	2.1	0.7	20.7	5	18.5	4.9	0.8	29.2	
Automobiles	341	539	297	70	1247	122	1302	374	99	1897	310	838	129	46	1323	303	1142	312	51	1808	6275
% Automobiles	93.4	91.5	95.2	94.6	93.1	89.1	90.2	92.8	97.1	90.9	95.1	94.2	88.4	95.8	93.8	89.4	90.5	94	87.9	90.8	91.9
Commercial	24	50	15	4	93	15	142	29	3	189	16	52	17	2	87	36	120	20	7	183	552
% Commercial	6.6	8.5	4.8	5.4	6.9	10.9	9.8	7.2	2.9	9.1	4.9	5.8	11.6	4.2	6.2	10.6	9.5	6	12.1	9.2	8.1

Attachment D
DE TRAFFIC

detrtraffic.com
(386) 341-4186

NE Jacksonville Rd/CR 200A at SR 326
Marion County, FL

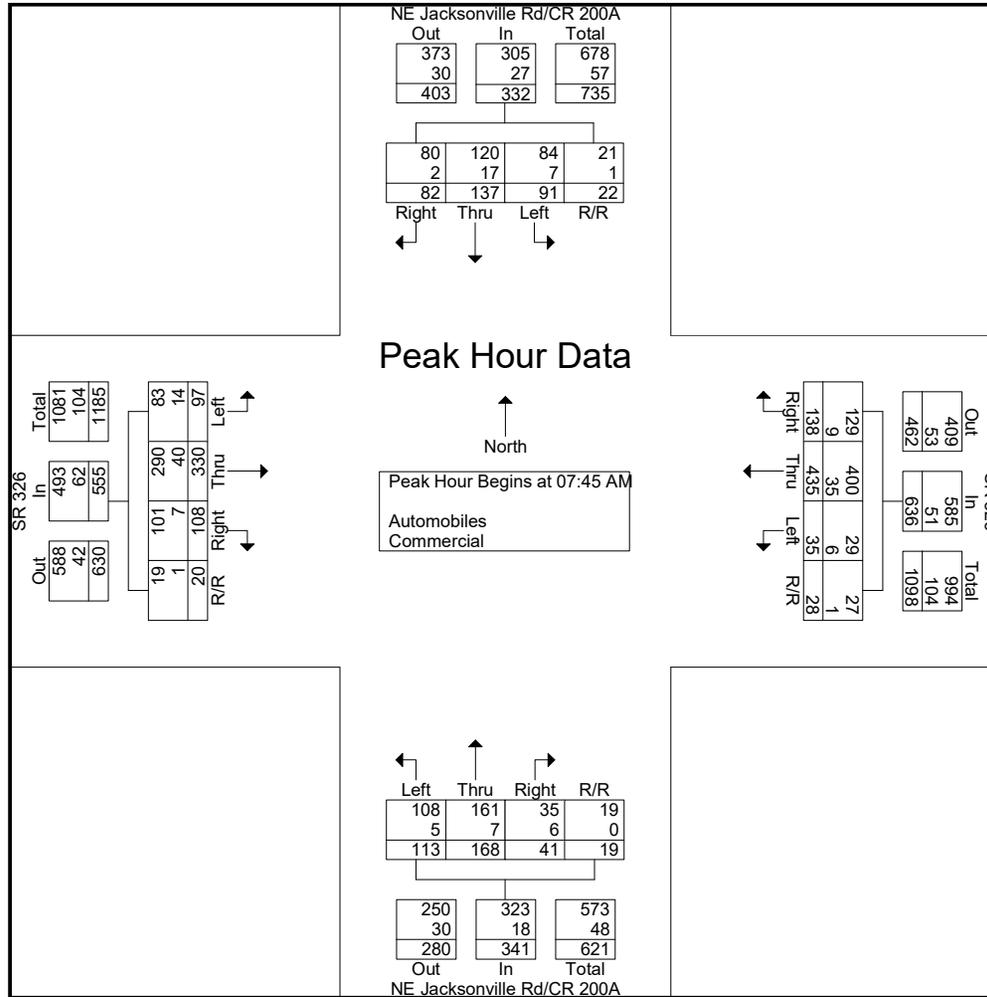
File Name : cr 200a at 326
Site Code : 00000326
Start Date : 7/6/2023
Page No : 2

Start Time	NE Jacksonville Rd/CR 200A Southbound					SR 326 Westbound					NE Jacksonville Rd/CR 200A Northbound					SR 326 Eastbound					Int. Total
	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:45 AM																					
07:45 AM	19	38	24	5	86	6	120	42	4	172	25	52	10	4	91	21	90	30	4	145	494
08:00 AM	25	30	17	5	77	9	98	27	7	141	26	43	11	5	85	26	84	26	6	142	445
08:15 AM	22	39	25	4	90	8	111	39	8	166	27	37	10	4	78	26	79	27	4	136	470
08:30 AM	25	30	16	8	79	12	106	30	9	157	35	36	10	6	87	24	77	25	6	132	455
Total Volume	91	137	82	22	332	35	435	138	28	636	113	168	41	19	341	97	330	108	20	555	1864
% App. Total	27.4	41.3	24.7	6.6		5.5	68.4	21.7	4.4		33.1	49.3	12	5.6		17.5	59.5	19.5	3.6		
PHF	.910	.878	.820	.688	.922	.729	.906	.821	.778	.924	.807	.808	.932	.792	.937	.933	.917	.900	.833	.957	.943
Automobiles	84	120	80	21	305	29	400	129	27	585	108	161	35	19	323	83	290	101	19	493	1706
% Automobiles	92.3	87.6	97.6	95.5	91.9	82.9	92.0	93.5	96.4	92.0	95.6	95.8	85.4	100	94.7	85.6	87.9	93.5	95.0	88.8	91.5
Commercial	7	17	2	1	27	6	35	9	1	51	5	7	6	0	18	14	40	7	1	62	158
% Commercial	7.7	12.4	2.4	4.5	8.1	17.1	8.0	6.5	3.6	8.0	4.4	4.2	14.6	0	5.3	14.4	12.1	6.5	5.0	11.2	8.5

Attachment D DE TRAFFIC

detraffic.com
(386) 341-4186
NE Jacksonville Rd/CR 200A at SR 326
Marion County, FL

File Name : cr 200a at 326
Site Code : 00000326
Start Date : 7/6/2023
Page No : 3



Attachment D
DE TRAFFIC

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(386) 341-4186

NE Jacksonville Rd/CR 200A at SR 326
Marion County, FL

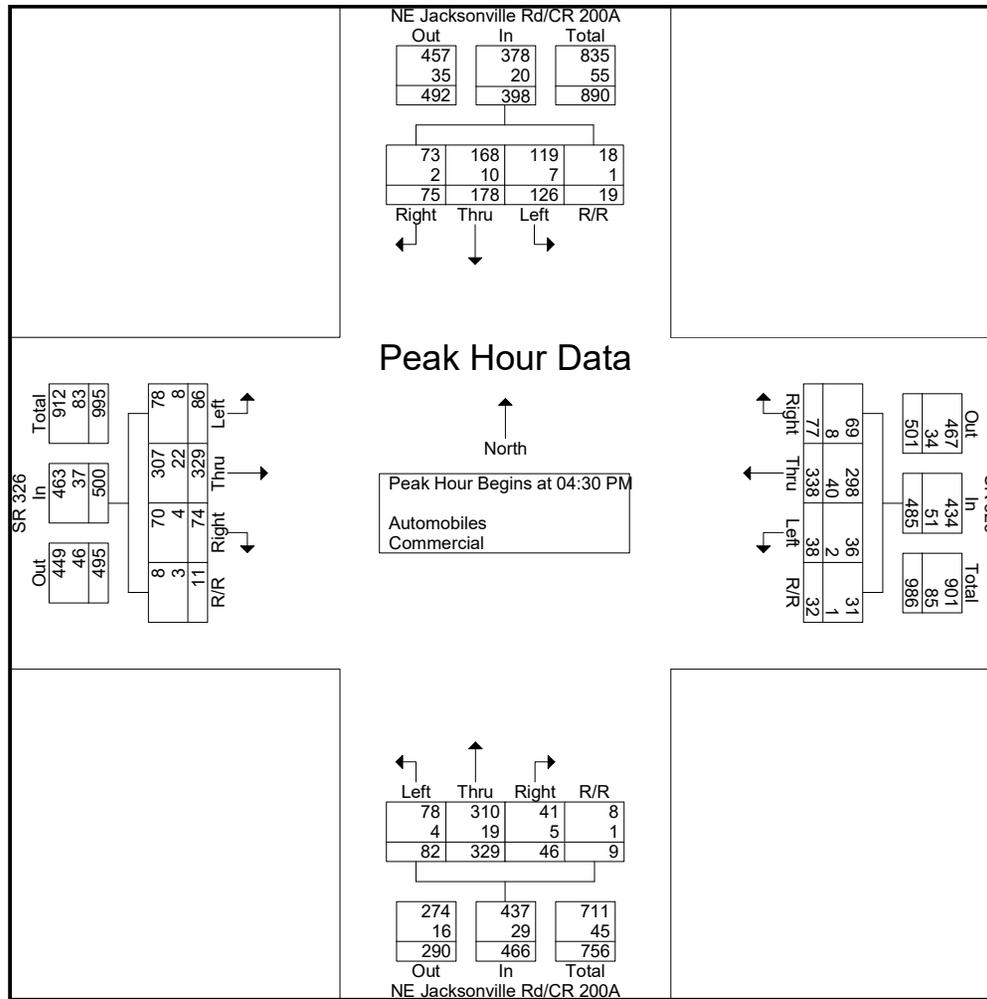
File Name : cr 200a at 326
Site Code : 00000326
Start Date : 7/6/2023
Page No : 4

Start Time	NE Jacksonville Rd/CR 200A Southbound					SR 326 Westbound					NE Jacksonville Rd/CR 200A Northbound					SR 326 Eastbound					Int. Total
	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	21	36	19	5	81	10	85	18	8	121	17	77	11	2	107	20	86	18	2	126	435
04:45 PM	35	42	18	4	99	8	90	19	8	125	19	85	11	1	116	27	89	19	3	138	478
05:00 PM	45	54	19	5	123	11	83	21	8	123	21	81	9	3	114	20	82	21	2	125	485
05:15 PM	25	46	19	5	95	9	80	19	8	116	25	86	15	3	129	19	72	16	4	111	451
Total Volume	126	178	75	19	398	38	338	77	32	485	82	329	46	9	466	86	329	74	11	500	1849
% App. Total	31.7	44.7	18.8	4.8		7.8	69.7	15.9	6.6		17.6	70.6	9.9	1.9		17.2	65.8	14.8	2.2		
PHF	.700	.824	.987	.950	.809	.864	.939	.917	1.00	.970	.820	.956	.767	.750	.903	.796	.924	.881	.688	.906	.953
Automobiles	119	168	73	18	378	36	298	69	31	434	78	310	41	8	437	78	307	70	8	463	1712
% Automobiles	94.4	94.4	97.3	94.7	95.0	94.7	88.2	89.6	96.9	89.5	95.1	94.2	89.1	88.9	93.8	90.7	93.3	94.6	72.7	92.6	92.6
Commercial	7	10	2	1	20	2	40	8	1	51	4	19	5	1	29	8	22	4	3	37	137
% Commercial	5.6	5.6	2.7	5.3	5.0	5.3	11.8	10.4	3.1	10.5	4.9	5.8	10.9	11.1	6.2	9.3	6.7	5.4	27.3	7.4	7.4

Attachment D DE TRAFFIC

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(386) 341-4186
NE Jacksonville Rd/CR 200A at SR 326
Marion County, FL

File Name : cr 200a at 326
Site Code : 00000326
Start Date : 7/6/2023
Page No : 5



Attachment D
DE TRAFFIC

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(386) 341-4186

NE Jacksonville Rd/CR 200A at SR 326
Marion County, FL

File Name : cr 200a at 326
Site Code : 00000326
Start Date : 7/6/2023
Page No : 6

Groups Printed- Peds

Start Time	NE Jacksonville Rd/CR 200A Southbound					SR 326 Westbound					NE Jacksonville Rd/CR 200A Northbound					SR 326 Eastbound					Int. Total	
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total		
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0			
Total %																						

Attachment D
DE TRAFFIC

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(386) 341-4186

NE Jacksonville Rd at NE 77th St
Marion County, FL

File Name : cr 200a at ne 77
Site Code : 00000003
Start Date : 7/6/2023
Page No : 1

Groups Printed- Automobiles - Commercial

Start Time	NE Jacksonville Rd Southbound				N/A Westbound				NE Jacksonville Rd Northbound				NE 77th St Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:00 AM	0	47	0	47	0	0	0	0	3	49	0	52	2	0	1	3	102
07:15 AM	0	66	1	67	0	0	0	0	3	66	0	69	0	0	2	2	138
07:30 AM	0	87	0	87	0	0	0	0	1	77	0	78	1	0	3	4	169
07:45 AM	0	77	1	78	0	0	0	0	3	110	0	113	0	0	4	4	195
Total	0	277	2	279	0	0	0	0	10	302	0	312	3	0	10	13	604
08:00 AM	0	69	2	71	0	0	0	0	1	101	0	102	1	0	1	2	175
08:15 AM	0	77	3	80	0	0	0	0	3	94	0	97	3	0	3	6	183
08:30 AM	0	73	2	75	0	0	0	0	0	93	0	93	2	0	2	4	172
08:45 AM	0	61	3	64	0	0	0	0	3	76	0	79	1	0	3	4	147
Total	0	280	10	290	0	0	0	0	7	364	0	371	7	0	9	16	677
04:00 PM	0	61	2	63	0	0	0	0	1	99	0	100	1	0	1	2	165
04:15 PM	0	79	1	80	0	0	0	0	3	102	0	105	0	0	1	1	186
04:30 PM	0	66	3	69	0	0	0	0	1	109	0	110	1	0	0	1	180
04:45 PM	0	93	1	94	0	0	0	0	3	134	0	137	3	0	2	5	236
Total	0	299	7	306	0	0	0	0	8	444	0	452	5	0	4	9	767
05:00 PM	0	104	3	107	0	0	0	0	3	124	0	127	1	0	1	2	236
05:15 PM	0	87	3	90	0	0	0	0	4	110	0	114	2	0	1	3	207
05:30 PM	0	78	2	80	0	0	0	0	1	101	0	102	3	0	3	6	188
05:45 PM	0	60	1	61	0	0	0	0	2	102	0	104	2	0	0	2	167
Total	0	329	9	338	0	0	0	0	10	437	0	447	8	0	5	13	798
Grand Total	0	1185	28	1213	0	0	0	0	35	1547	0	1582	23	0	28	51	2846
Apprch %	0	97.7	2.3		0	0	0		2.2	97.8	0		45.1	0	54.9		
Total %	0	41.6	1	42.6	0	0	0	0	1.2	54.4	0	55.6	0.8	0	1	1.8	
Automobiles	0	1119	28	1147	0	0	0	0	35	1449	0	1484	23	0	28	51	2682
% Automobiles	0	94.4	100	94.6	0	0	0	0	100	93.7	0	93.8	100	0	100	100	94.2
Commercial	0	66	0	66	0	0	0	0	0	98	0	98	0	0	0	0	164
% Commercial	0	5.6	0	5.4	0	0	0	0	0	6.3	0	6.2	0	0	0	0	5.8

Attachment D
DE TRAFFIC

detraffic.com
(386) 341-4186

NE Jacksonville Rd at NE 77th St
Marion County, FL

File Name : cr 200a at ne 77
Site Code : 00000003
Start Date : 7/6/2023
Page No : 2

Start Time	NE Jacksonville Rd Southbound				N/A Westbound				NE Jacksonville Rd Northbound				NE 77th St Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	0	77	1	78	0	0	0	0	3	110	0	113	0	0	4	4	195
08:00 AM	0	69	2	71	0	0	0	0	1	101	0	102	1	0	1	2	175
08:15 AM	0	77	3	80	0	0	0	0	3	94	0	97	3	0	3	6	183
08:30 AM	0	73	2	75	0	0	0	0	0	93	0	93	2	0	2	4	172
Total Volume	0	296	8	304	0	0	0	0	7	398	0	405	6	0	10	16	725
% App. Total	0	97.4	2.6		0	0	0		1.7	98.3	0		37.5	0	62.5		
PHF	.000	.961	.667	.950	.000	.000	.000	.000	.583	.905	.000	.896	.500	.000	.625	.667	.929
Automobiles	0	278	8	286	0	0	0	0	7	374	0	381	6	0	10	16	683
% Automobiles	0	93.9	100	94.1	0	0	0	0	100	94.0	0	94.1	100	0	100	100	94.2
Commercial	0	18	0	18	0	0	0	0	0	24	0	24	0	0	0	0	42
% Commercial	0	6.1	0	5.9	0	0	0	0	0	6.0	0	5.9	0	0	0	0	5.8

Attachment D
DE TRAFFIC

detraffic.com
(386) 341-4186

NE Jacksonville Rd at NE 77th St
Marion County, FL

File Name : cr 200a at ne 77
Site Code : 00000003
Start Date : 7/6/2023
Page No : 4

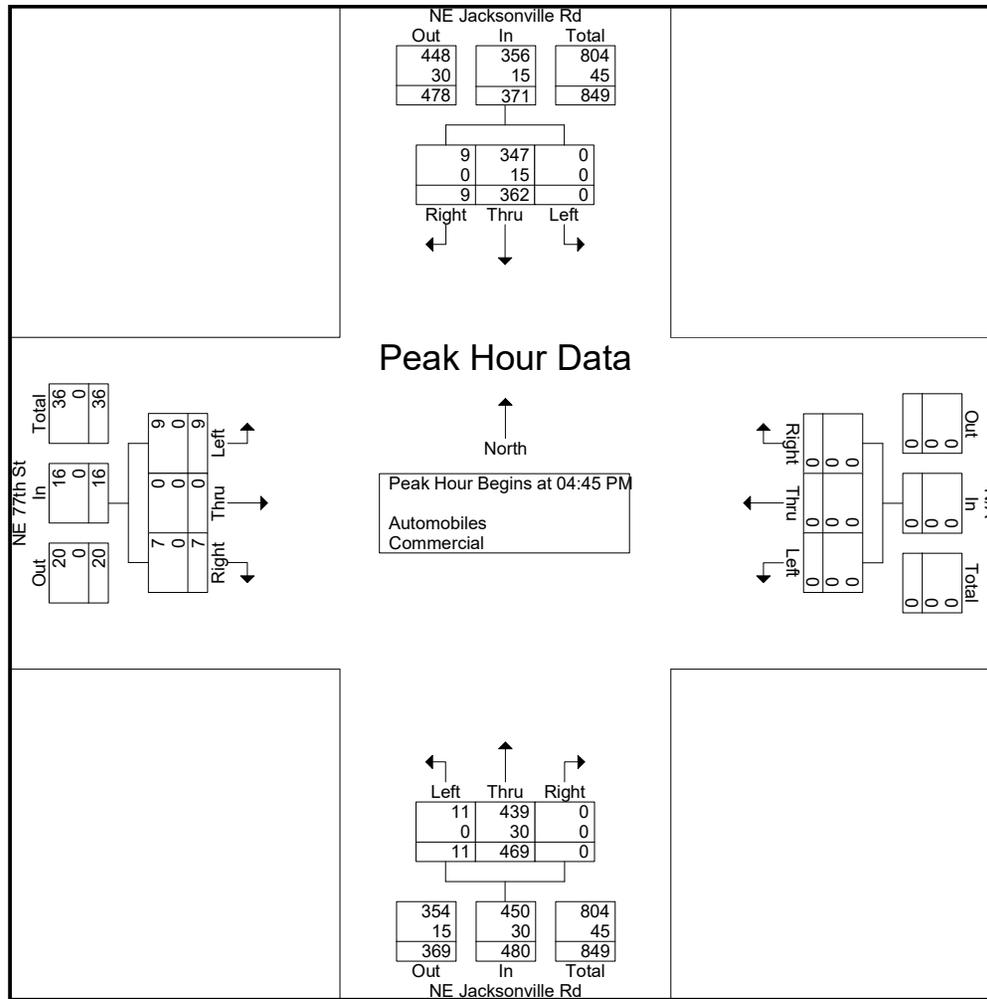
Start Time	NE Jacksonville Rd Southbound				N/A Westbound				NE Jacksonville Rd Northbound				NE 77th St Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	0	93	1	94	0	0	0	0	3	134	0	137	3	0	2	5	236
05:00 PM	0	104	3	107	0	0	0	0	3	124	0	127	1	0	1	2	236
05:15 PM	0	87	3	90	0	0	0	0	4	110	0	114	2	0	1	3	207
05:30 PM	0	78	2	80	0	0	0	0	1	101	0	102	3	0	3	6	188
Total Volume	0	362	9	371	0	0	0	0	11	469	0	480	9	0	7	16	867
% App. Total	0	97.6	2.4		0	0	0		2.3	97.7	0		56.2	0	43.8		
PHF	.000	.870	.750	.867	.000	.000	.000	.000	.688	.875	.000	.876	.750	.000	.583	.667	.918
Automobiles	0	347	9	356	0	0	0	0	11	439	0	450	9	0	7	16	822
% Automobiles	0	95.9	100	96.0	0	0	0	0	100	93.6	0	93.8	100	0	100	100	94.8
Commercial	0	15	0	15	0	0	0	0	0	30	0	30	0	0	0	0	45
% Commercial	0	4.1	0	4.0	0	0	0	0	0	6.4	0	6.3	0	0	0	0	5.2

Attachment D DE TRAFFIC

detraffic.com
(386) 341-4186

NE Jacksonville Rd at NE 77th St
Marion County, FL

File Name : cr 200a at ne 77
Site Code : 00000003
Start Date : 7/6/2023
Page No : 5



Attachment D
DE TRAFFIC

detraffic.com
(386) 341-4186

NE Jacksonville Rd at NE 77th St
Marion County, FL

File Name : cr 200a at ne 77
Site Code : 00000003
Start Date : 7/6/2023
Page No : 6

Groups Printed- Peds

Start Time	NE Jacksonville Rd Southbound					N/A Westbound					NE Jacksonville Rd Northbound					NE 77th St Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0		
Total %																					

Attachment D DE TRAFFIC

detrtraffic.com
(386) 341-4186

NE Jacksonville Rd at NE 95th St
Marion County, FL

File Name : CR 200A at NE 95
Site Code : 00000003
Start Date : 7/6/2023
Page No : 1

Groups Printed- Automobiles - Commercial

Start Time	NE Jacksonville Rd Southbound				NE 95th St Westbound				NE Jacksonville Rd Northbound				NE 95th St Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:00 AM	4	37	3	44	7	6	6	19	9	43	5	57	6	9	6	21	141
07:15 AM	4	46	7	57	4	6	4	14	6	56	6	68	5	8	5	18	157
07:30 AM	4	64	2	70	6	5	9	20	12	52	2	66	6	4	9	19	175
07:45 AM	3	57	4	64	2	6	4	12	13	72	8	93	6	6	6	18	187
Total	15	204	16	235	19	23	23	65	40	223	21	284	23	27	26	76	660
08:00 AM	5	62	6	73	4	4	5	13	12	62	4	78	5	10	4	19	183
08:15 AM	3	39	6	48	4	5	8	17	5	58	9	72	4	16	5	25	162
08:30 AM	4	46	5	55	4	4	7	15	7	59	4	70	6	9	11	26	166
08:45 AM	2	39	6	47	5	6	10	21	13	49	8	70	4	10	9	23	161
Total	14	186	23	223	17	19	30	66	37	228	25	290	19	45	29	93	672
04:00 PM	2	53	4	59	3	7	2	12	5	69	1	75	8	9	7	24	170
04:15 PM	3	48	4	55	3	10	0	13	7	83	3	93	6	5	11	22	183
04:30 PM	1	49	7	57	3	9	1	13	10	95	6	111	6	8	6	20	201
04:45 PM	2	55	4	61	5	11	0	16	8	98	4	110	5	5	5	15	202
Total	8	205	19	232	14	37	3	54	30	345	14	389	25	27	29	81	756
05:00 PM	1	60	6	67	2	13	3	18	10	91	3	104	4	6	5	15	204
05:15 PM	4	51	4	59	6	9	0	15	11	81	4	96	7	5	4	16	186
05:30 PM	1	67	6	74	2	8	1	11	9	79	6	94	5	8	7	20	199
05:45 PM	2	58	4	64	3	13	0	16	9	68	2	79	6	7	4	17	176
Total	8	236	20	264	13	43	4	60	39	319	15	373	22	26	20	68	765
Grand Total	45	831	78	954	63	122	60	245	146	1115	75	1336	89	125	104	318	2853
Apprch %	4.7	87.1	8.2		25.7	49.8	24.5		10.9	83.5	5.6		28	39.3	32.7		
Total %	1.6	29.1	2.7	33.4	2.2	4.3	2.1	8.6	5.1	39.1	2.6	46.8	3.1	4.4	3.6	11.1	
Automobiles	38	757	69	864	57	119	57	233	136	1060	69	1265	81	121	97	299	2661
% Automobiles	84.4	91.1	88.5	90.6	90.5	97.5	95	95.1	93.2	95.1	92	94.7	91	96.8	93.3	94	93.3
Commercial	7	74	9	90	6	3	3	12	10	55	6	71	8	4	7	19	192
% Commercial	15.6	8.9	11.5	9.4	9.5	2.5	5	4.9	6.8	4.9	8	5.3	9	3.2	6.7	6	6.7

Attachment D
DE TRAFFIC

detrtraffic.com
(386) 341-4186

NE Jacksonville Rd at NE 95th St
Marion County, FL

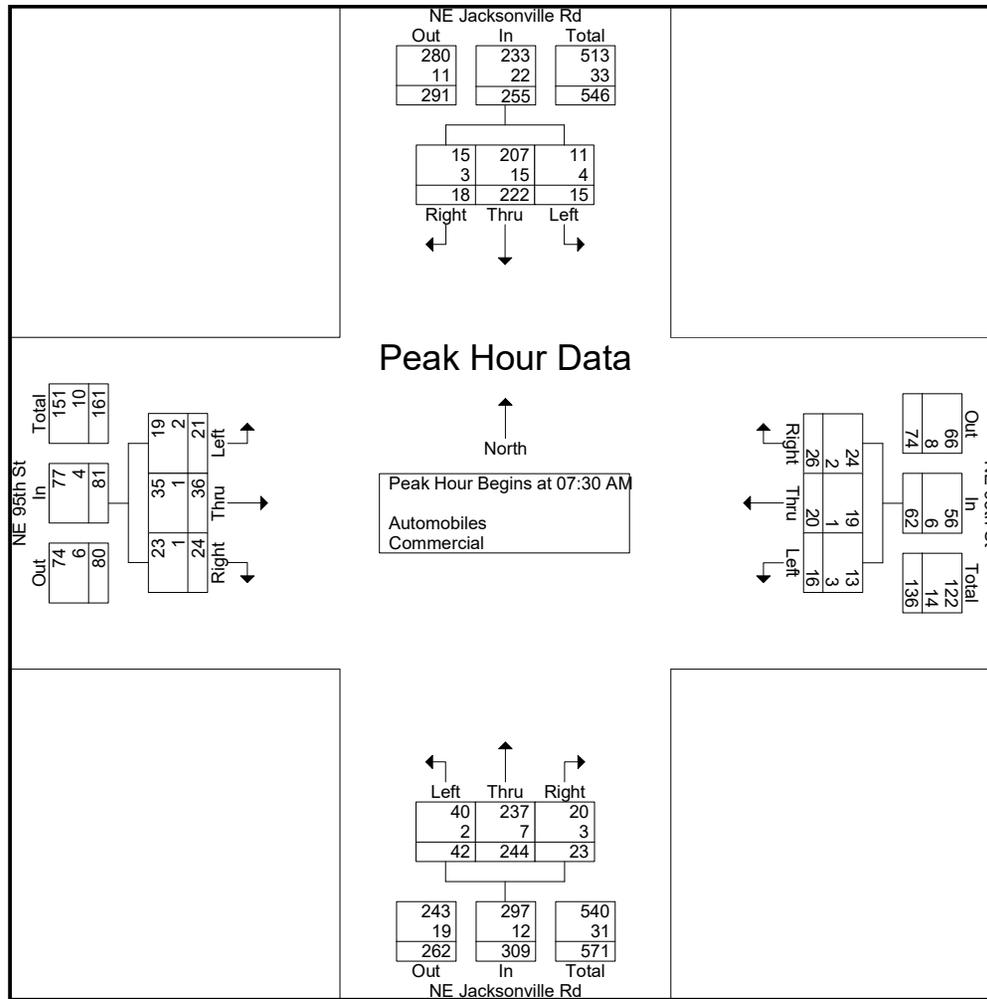
File Name : CR 200A at NE 95
Site Code : 00000003
Start Date : 7/6/2023
Page No : 2

Start Time	NE Jacksonville Rd Southbound				NE 95th St Westbound				NE Jacksonville Rd Northbound				NE 95th St Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:30 AM																	
07:30 AM	4	64	2	70	6	5	9	20	12	52	2	66	6	4	9	19	175
07:45 AM	3	57	4	64	2	6	4	12	13	72	8	93	6	6	6	18	187
08:00 AM	5	62	6	73	4	4	5	13	12	62	4	78	5	10	4	19	183
08:15 AM	3	39	6	48	4	5	8	17	5	58	9	72	4	16	5	25	162
Total Volume	15	222	18	255	16	20	26	62	42	244	23	309	21	36	24	81	707
% App. Total	5.9	87.1	7.1		25.8	32.3	41.9		13.6	79	7.4		25.9	44.4	29.6		
PHF	.750	.867	.750	.873	.667	.833	.722	.775	.808	.847	.639	.831	.875	.563	.667	.810	.945
Automobiles	11	207	15	233	13	19	24	56	40	237	20	297	19	35	23	77	663
% Automobiles	73.3	93.2	83.3	91.4	81.3	95.0	92.3	90.3	95.2	97.1	87.0	96.1	90.5	97.2	95.8	95.1	93.8
Commercial	4	15	3	22	3	1	2	6	2	7	3	12	2	1	1	4	44
% Commercial	26.7	6.8	16.7	8.6	18.8	5.0	7.7	9.7	4.8	2.9	13.0	3.9	9.5	2.8	4.2	4.9	6.2

Attachment D DE TRAFFIC

detraffic.com
(386) 341-4186
NE Jacksonville Rd at NE 95th St
Marion County, FL

File Name : CR 200A at NE 95
Site Code : 00000003
Start Date : 7/6/2023
Page No : 3



Attachment D
DE TRAFFIC

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NE Jacksonville Rd at NE 95th St
Marion County, FL

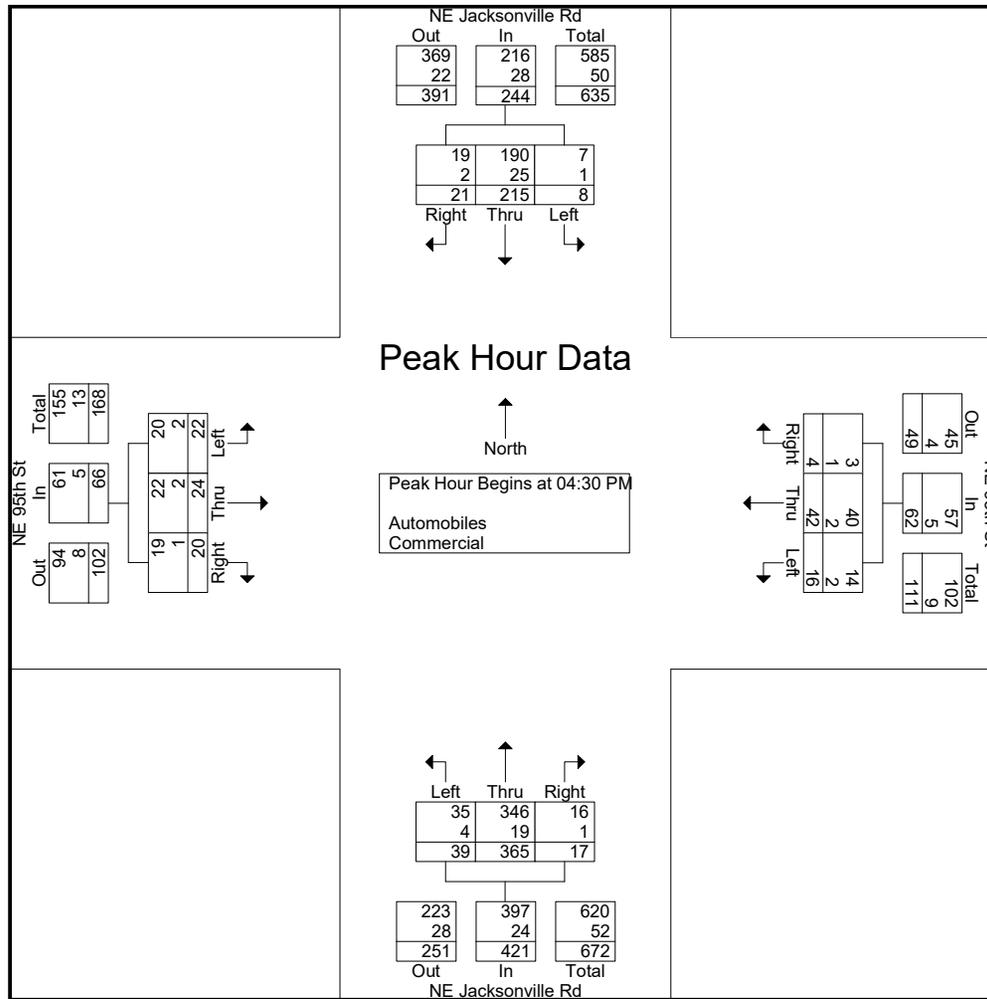
File Name : CR 200A at NE 95
Site Code : 00000003
Start Date : 7/6/2023
Page No : 4

Start Time	NE Jacksonville Rd Southbound				NE 95th St Westbound				NE Jacksonville Rd Northbound				NE 95th St Eastbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:30 PM																	
04:30 PM	1	49	7	57	3	9	1	13	10	95	6	111	6	8	6	20	201
04:45 PM	2	55	4	61	5	11	0	16	8	98	4	110	5	5	5	15	202
05:00 PM	1	60	6	67	2	13	3	18	10	91	3	104	4	6	5	15	204
05:15 PM	4	51	4	59	6	9	0	15	11	81	4	96	7	5	4	16	186
Total Volume	8	215	21	244	16	42	4	62	39	365	17	421	22	24	20	66	793
% App. Total	3.3	88.1	8.6		25.8	67.7	6.5		9.3	86.7	4		33.3	36.4	30.3		
PHF	.500	.896	.750	.910	.667	.808	.333	.861	.886	.931	.708	.948	.786	.750	.833	.825	.972
Automobiles	7	190	19	216	14	40	3	57	35	346	16	397	20	22	19	61	731
% Automobiles	87.5	88.4	90.5	88.5	87.5	95.2	75.0	91.9	89.7	94.8	94.1	94.3	90.9	91.7	95.0	92.4	92.2
Commercial	1	25	2	28	2	2	1	5	4	19	1	24	2	2	1	5	62
% Commercial	12.5	11.6	9.5	11.5	12.5	4.8	25.0	8.1	10.3	5.2	5.9	5.7	9.1	8.3	5.0	7.6	7.8

Attachment D DE TRAFFIC

detrtraffic.com
(386) 341-4186
NE Jacksonville Rd at NE 95th St
Marion County, FL

File Name : CR 200A at NE 95
Site Code : 00000003
Start Date : 7/6/2023
Page No : 5



Attachment D
DE TRAFFIC

detraffic.com
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NE Jacksonville Rd at NE 95th St
Marion County, FL

File Name : CR 200A at NE 95
Site Code : 00000003
Start Date : 7/6/2023
Page No : 6

Groups Printed- Peds

Start Time	NE Jacksonville Rd Southbound					NE 95th St Westbound					NE Jacksonville Rd Northbound					NE 95th St Eastbound					Int. Total	
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total		
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0			
Total %																						

Attachment D



NB Approach



SB Approach



EB Approach



WB Approach



CR 200A/Jacksonville Rd
at SR 326

Marion County

www.de-traffic.com

299 McGregor Rd. DeLand FL. 32720

Project
Number: K&A-16

Sheet
Number: 1

Attachment D



NB Approach



SB Approach



EB Approach

	NE Jacksonville Rd at NE 77 th St		Marion County	
	www.de-traffic.com		Project Number: K&A-16	Sheet Number: 2
	299 McGregor Rd. DeLand Fl. 32720			

Attachment D



NB Approach



SB Approach



EB Approach



WB Approach



NE Jacksonville Rd
at NE 95th St

Marion County

www.de-traffic.com

299 McGregor Rd. DeLand Fl. 32720

Project
Number: K&A-16

Sheet
Number: 3

Attachment D DE TRAFFIC

detraffic.com
(386) 341-4186
Anthony Rd at SR 326
Marion County, FL

File Name : Anthony at 326
Site Code : 00000001
Start Date : 7/27/2023
Page No : 1

Groups Printed- Automobiles - Commercial

Start Time	Anthony Rd Southbound					SR 326 Westbound					Anthony Rd Northbound					SR 326 Eastbound					Int. Total
	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	
07:00 AM	3	10	3	0	16	3	108	6	0	117	9	4	6	0	19	6	92	4	0	102	254
07:15 AM	2	9	3	1	15	6	125	5	0	136	11	6	4	0	21	9	117	6	0	132	304
07:30 AM	2	14	6	1	23	4	143	5	0	152	10	5	8	0	23	5	134	4	0	143	341
07:45 AM	1	11	17	0	29	8	161	8	1	178	9	6	4	1	20	4	129	6	0	139	366
Total	8	44	29	2	83	21	537	24	1	583	39	21	22	1	83	24	472	20	0	516	1265
08:00 AM	3	11	18	1	33	4	140	8	2	154	5	6	9	0	20	9	146	5	1	161	368
08:15 AM	0	15	11	2	28	9	151	8	0	168	8	4	4	1	17	10	137	7	0	154	367
08:30 AM	2	10	17	0	29	7	147	7	1	162	8	6	8	0	22	8	120	4	0	132	345
08:45 AM	2	9	12	1	24	9	134	5	0	148	8	2	4	0	14	7	127	7	0	141	327
Total	7	45	58	4	114	29	572	28	3	632	29	18	25	1	73	34	530	23	1	588	1407
04:00 PM	0	5	9	0	14	4	109	2	0	115	9	15	9	0	33	9	111	11	0	131	293
04:15 PM	0	7	3	1	11	6	134	2	0	142	9	10	5	1	25	12	114	8	0	134	312
04:30 PM	1	5	7	0	13	6	115	2	2	125	8	9	5	0	22	11	127	6	1	145	305
04:45 PM	1	4	4	0	9	4	127	5	0	136	5	11	6	1	23	11	119	5	2	137	305
Total	2	21	23	1	47	20	485	11	2	518	31	45	25	2	103	43	471	30	3	547	1215
05:00 PM	0	2	7	0	9	8	116	1	0	125	8	16	4	1	29	9	126	5	0	140	303
05:15 PM	1	3	4	1	9	5	141	2	1	149	6	15	8	0	29	15	113	5	1	134	321
05:30 PM	0	6	7	0	13	5	126	2	0	133	2	13	5	0	20	10	114	8	0	132	298
05:45 PM	0	4	3	0	7	2	107	1	0	110	4	11	3	1	19	9	105	8	0	122	258
Total	1	15	21	1	38	20	490	6	1	517	20	55	20	2	97	43	458	26	1	528	1180
Grand Total	18	125	131	8	282	90	2084	69	7	2250	119	139	92	6	356	144	1931	99	5	2179	5067
Apprch %	6.4	44.3	46.5	2.8		4	92.6	3.1	0.3		33.4	39	25.8	1.7		6.6	88.6	4.5	0.2		
Total %	0.4	2.5	2.6	0.2	5.6	1.8	41.1	1.4	0.1	44.4	2.3	2.7	1.8	0.1	7	2.8	38.1	2	0.1	43	
Automobiles	15	125	122	8	270	86	1933	64	7	2090	109	136	87	6	338	140	1744	91	5	1980	4678
% Automobiles	83.3	100	93.1	100	95.7	95.6	92.8	92.8	100	92.9	91.6	97.8	94.6	100	94.9	97.2	90.3	91.9	100	90.9	92.3
Commercial	3	0	9	0	12	4	151	5	0	160	10	3	5	0	18	4	187	8	0	199	389
% Commercial	16.7	0	6.9	0	4.3	4.4	7.2	7.2	0	7.1	8.4	2.2	5.4	0	5.1	2.8	9.7	8.1	0	9.1	7.7

Attachment D
DE TRAFFIC

detraffic.com
(386) 341-4186
Anthony Rd at SR 326
Marion County, FL

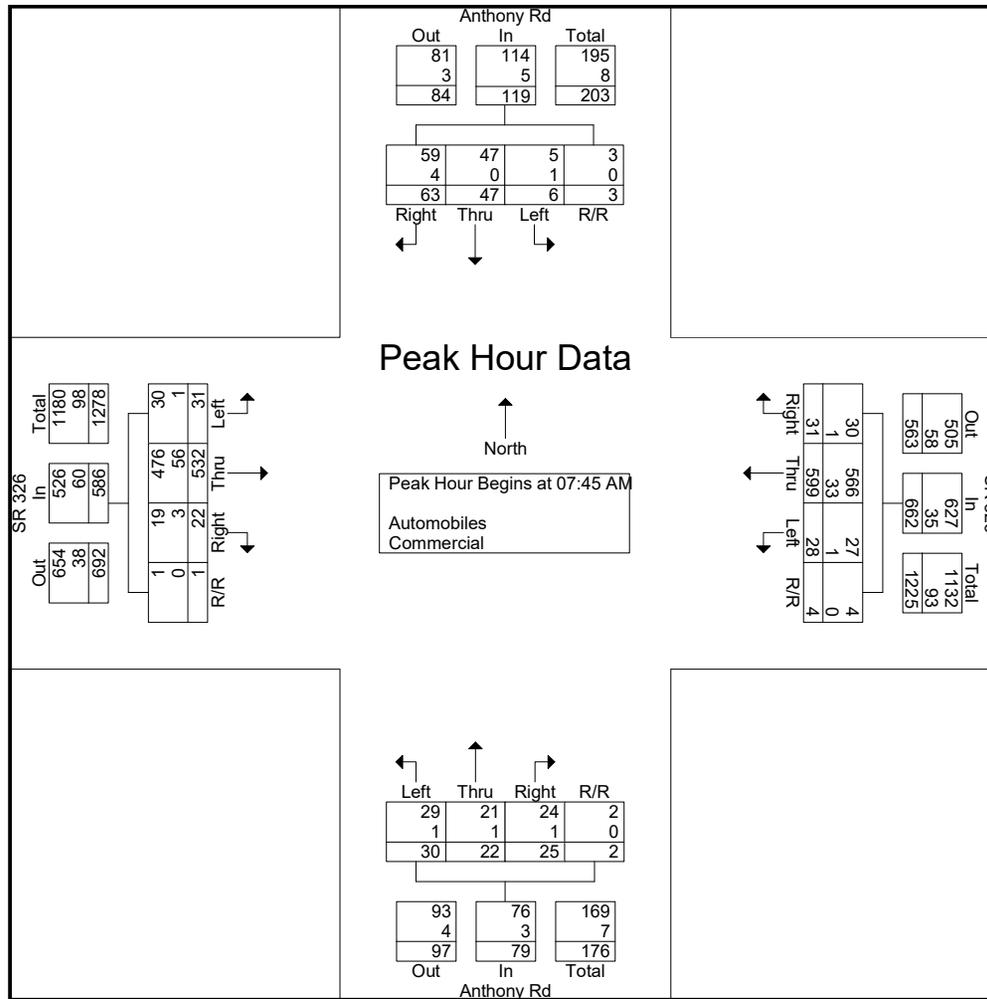
File Name : Anthony at 326
Site Code : 00000001
Start Date : 7/27/2023
Page No : 2

Start Time	Anthony Rd Southbound					SR 326 Westbound					Anthony Rd Northbound					SR 326 Eastbound					Int. Total
	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:45 AM																					
07:45 AM	1	11	17	0	29	8	161	8	1	178	9	6	4	1	20	4	129	6	0	139	366
08:00 AM	3	11	18	1	33	4	140	8	2	154	5	6	9	0	20	9	146	5	1	161	368
08:15 AM	0	15	11	2	28	9	151	8	0	168	8	4	4	1	17	10	137	7	0	154	367
08:30 AM	2	10	17	0	29	7	147	7	1	162	8	6	8	0	22	8	120	4	0	132	345
Total Volume	6	47	63	3	119	28	599	31	4	662	30	22	25	2	79	31	532	22	1	586	1446
% App. Total	5	39.5	52.9	2.5		4.2	90.5	4.7	0.6		38	27.8	31.6	2.5		5.3	90.8	3.8	0.2		
PHF	.500	.783	.875	.375	.902	.778	.930	.969	.500	.930	.833	.917	.694	.500	.898	.775	.911	.786	.250	.910	.982
Automobiles	5	47	59	3	114	27	566	30	4	627	29	21	24	2	76	30	476	19	1	526	1343
% Automobiles	83.3	100	93.7	100	95.8	96.4	94.5	96.8	100	94.7	96.7	95.5	96.0	100	96.2	96.8	89.5	86.4	100	89.8	92.9
Commercial	1	0	4	0	5	1	33	1	0	35	1	1	1	0	3	1	56	3	0	60	103
% Commercial	16.7	0	6.3	0	4.2	3.6	5.5	3.2	0	5.3	3.3	4.5	4.0	0	3.8	3.2	10.5	13.6	0	10.2	7.1

Attachment D DE TRAFFIC

detrffic.com
(386) 341-4186
Anthony Rd at SR 326
Marion County, FL

File Name : Anthony at 326
Site Code : 00000001
Start Date : 7/27/2023
Page No : 3



Attachment D
DE TRAFFIC

detraffic.com
(386) 341-4186
Anthony Rd at SR 326
Marion County, FL

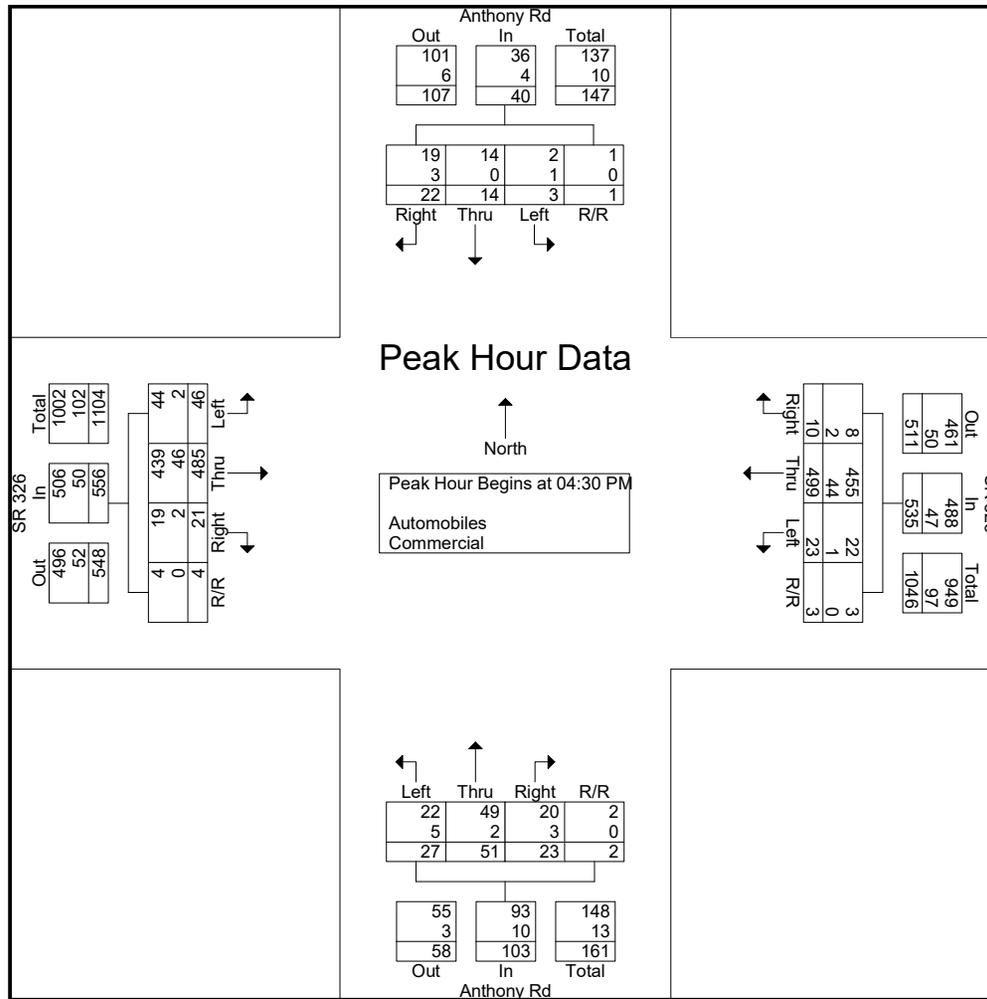
File Name : Anthony at 326
Site Code : 00000001
Start Date : 7/27/2023
Page No : 4

Start Time	Anthony Rd Southbound					SR 326 Westbound					Anthony Rd Northbound					SR 326 Eastbound					Int. Total
	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	Left	Thru	Right	R/R	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	1	5	7	0	13	6	115	2	2	125	8	9	5	0	22	11	127	6	1	145	305
04:45 PM	1	4	4	0	9	4	127	5	0	136	5	11	6	1	23	11	119	5	2	137	305
05:00 PM	0	2	7	0	9	8	116	1	0	125	8	16	4	1	29	9	126	5	0	140	303
05:15 PM	1	3	4	1	9	5	141	2	1	149	6	15	8	0	29	15	113	5	1	134	321
Total Volume	3	14	22	1	40	23	499	10	3	535	27	51	23	2	103	46	485	21	4	556	1234
% App. Total	7.5	35	55	2.5		4.3	93.3	1.9	0.6		26.2	49.5	22.3	1.9		8.3	87.2	3.8	0.7		
PHF	.750	.700	.786	.250	.769	.719	.885	.500	.375	.898	.844	.797	.719	.500	.888	.767	.955	.875	.500	.959	.961
Automobiles	2	14	19	1	36	22	455	8	3	488	22	49	20	2	93	44	439	19	4	506	1123
% Automobiles	66.7	100	86.4	100	90.0	95.7	91.2	80.0	100	91.2	81.5	96.1	87.0	100	90.3	95.7	90.5	90.5	100	91.0	91.0
Commercial	1	0	3	0	4	1	44	2	0	47	5	2	3	0	10	2	46	2	0	50	111
% Commercial	33.3	0	13.6	0	10.0	4.3	8.8	20.0	0	8.8	18.5	3.9	13.0	0	9.7	4.3	9.5	9.5	0	9.0	9.0

Attachment D DE TRAFFIC

detraffic.com
(386) 341-4186
Anthony Rd at SR 326
Marion County, FL

File Name : Anthony at 326
Site Code : 00000001
Start Date : 7/27/2023
Page No : 5



Attachment D
DE TRAFFIC

detraffic.com
(386) 341-4186
Anthony Rd at SR 326
Marion County, FL

File Name : Anthony at 326
Site Code : 00000001
Start Date : 7/27/2023
Page No : 6

Groups Printed- Peds

Start Time	Anthony Rd Southbound					SR 326 Westbound					Anthony Rd Northbound					SR 326 Eastbound					Int. Total	
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total		
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apprch %	0	0	0	0		0	0	0	0		0	0	0	0		0	0	0	0			
Total %																						

Attachment D



NB Approach



SB Approach



EB Approach



WB Approach



CR 200A/Jacksonville Rd
at SR 326

Marion County

www.de-traffic.com

299 McGregor Rd. DeLand Fl. 32720

Project
Number: K&A-16

Sheet
Number: 1

Attachment D



NB Approach



SB Approach



EB Approach



NE Jacksonville Rd
at NE 77th St

Marion County

www.de-traffic.com

299 McGregor Rd. DeLand Fl. 32720

Project
Number: K&A-16

Sheet
Number: 2

Attachment D



NB Approach



SB Approach



EB Approach



WB Approach



NE Jacksonville Rd
at NE 95th St

Marion County

www.de-traffic.com

299 McGregor Rd. DeLand FL. 32720

Project
Number: K&A-16

Sheet
Number: 3

Attachment D



NB Approach



SB Approach



EB Approach



WB Approach



Anthony Rd
at SR 326

Marion County

www.de-traffic.com

299 McGregor Rd. DeLand Fl. 32720

Project
Number: K&A-16

Sheet
Number: 4

Peak Season Factor Category Report

2022 PEAK SEASON FACTOR CATEGORY REPORT REPORT TYPE: ALL
CATEGORY: 9701 MAINLINE, I75-I4

MOCF: 0.97
PSCF

WEEK	DATES	SF	PSCF
1	01/01/2022 - 01/01/2022	0.94	0.97
2	01/02/2022 - 01/08/2022	1.01	1.04
3	01/09/2022 - 01/15/2022	1.07	1.10
4	01/16/2022 - 01/22/2022	1.06	1.09
5	01/23/2022 - 01/29/2022	1.04	1.07
6	01/30/2022 - 02/05/2022	1.03	1.06
7	02/06/2022 - 02/12/2022	1.01	1.04
8	02/13/2022 - 02/19/2022	1.00	1.03
* 9	02/20/2022 - 02/26/2022	0.99	1.02
*10	02/27/2022 - 03/05/2022	0.97	1.00
*11	03/06/2022 - 03/12/2022	0.96	0.99
*12	03/13/2022 - 03/19/2022	0.94	0.97
*13	03/20/2022 - 03/26/2022	0.95	0.98
*14	03/27/2022 - 04/02/2022	0.96	0.99
*15	04/03/2022 - 04/09/2022	0.96	0.99
*16	04/10/2022 - 04/16/2022	0.97	1.00
*17	04/17/2022 - 04/23/2022	0.98	1.01
*18	04/24/2022 - 04/30/2022	0.98	1.01
*19	05/01/2022 - 05/07/2022	0.99	1.02
*20	05/08/2022 - 05/14/2022	0.99	1.02
*21	05/15/2022 - 05/21/2022	1.00	1.03
22	05/22/2022 - 05/28/2022	1.01	1.04
23	05/29/2022 - 06/04/2022	1.02	1.05
24	06/05/2022 - 06/11/2022	1.03	1.06
25	06/12/2022 - 06/18/2022	1.04	1.07
26	06/19/2022 - 06/25/2022	1.03	1.06
27	06/26/2022 - 07/02/2022	1.02	1.05
28	07/03/2022 - 07/09/2022	1.00	1.03
29	07/10/2022 - 07/16/2022	0.99	1.02
30	07/17/2022 - 07/23/2022	1.00	1.03
31	07/24/2022 - 07/30/2022	1.00	1.03
32	07/31/2022 - 08/06/2022	1.01	1.04
33	08/07/2022 - 08/13/2022	1.01	1.04
34	08/14/2022 - 08/20/2022	1.02	1.05
35	08/21/2022 - 08/27/2022	1.04	1.07
36	08/28/2022 - 09/03/2022	1.06	1.09
37	09/04/2022 - 09/10/2022	1.08	1.11
38	09/11/2022 - 09/17/2022	1.10	1.13
39	09/18/2022 - 09/24/2022	1.08	1.11
40	09/25/2022 - 10/01/2022	1.06	1.09
41	10/02/2022 - 10/08/2022	1.03	1.06
42	10/09/2022 - 10/15/2022	1.01	1.04
43	10/16/2022 - 10/22/2022	1.00	1.03
44	10/23/2022 - 10/29/2022	1.00	1.03
45	10/30/2022 - 11/05/2022	0.99	1.02
46	11/06/2022 - 11/12/2022	0.99	1.02
47	11/13/2022 - 11/19/2022	0.98	1.01
48	11/20/2022 - 11/26/2022	0.97	1.00
49	11/27/2022 - 12/03/2022	0.96	0.99
50	12/04/2022 - 12/10/2022	0.95	0.98
51	12/11/2022 - 12/17/2022	0.94	0.97
52	12/18/2022 - 12/24/2022	1.01	1.04
53	12/25/2022 - 12/31/2022	1.07	1.10

* PEAK SEASON

23-FEB-2023 09:11:23

830UPD

8_9701_PKSEASON.TXT

Appendix F: Existing Roadway Volumes

Ocala Marion TPO Congestion Management
Database

Ocala Marion TPO Transportation Plan September 2021

Attachment B

SEGMENT ID	ROAD NAME	FROM	TO	LANES (2021)	FUNCTIONAL CLASSIFICATION	DAILY SERVICE VOLUME (2021)	PEAK HOUR DIRECTIONAL SERVICE VOLUME (2021)	ADOPTED LOS STANDARD	2021 AADT	2021 DAILY VMSV	2021 DAILY LOS	GROWTH RATE	2026 AADT	2026 DAILY VMSV	2026 DAILY LOS
2370	CR 200A / JACKSONVILLE RD	NW 35 ST	NE 49 ST	2	ARTERIAL	12,744	634	E	9,000	0.71	C	1.17%	9,500	0.75	C
2380	CR 200A / JACKSONVILLE RD	NE 49 ST	SR 326	2	ARTERIAL	12,744	634	E	7,700	0.6	C	1.00%	8,000	0.63	C
2390	CR 200A / JACKSONVILLE RD	SR 326	URBAN AREA BOUNDARY (95TH ST RD)	2	ARTERIAL	29,340	1,449	E	10,500	0.36	B	2.39%	11,800	0.40	C
3190	NE 95 ST	W ANTHONY RD	CR 200A	2	COLLECTOR	9,270	486	B	1,500	0.16	B	1.00%	1,600	0.17	B
3090.1	SR 326	US 441	W ANTHONY RD	2	ARTERIAL	14,160	704	D	11,900	0.84	C	1.00%	12,500	0.88	C
3100	SR 326	W ANTHONY RD	CR 200A	2	ARTERIAL	14,160	704	D	11,900	0.84	C	1.00%	12,500	0.88	C
3110	SR 326	CR 200A	NE 36 AV	2	ARTERIAL	15,700	820	C	12,000	0.76	C	1.00%	12,700	0.81	C
3130	SR 326	NE 36 AV	NE 40 AV	2	ARTERIAL	15,700	820	C	7,300	0.46	B	1.00%	7,700	0.49	B

Ocala Marion TPO 2023 Traffic Counts Report

2023 Traffic Counts Report



www.ocalamariontpo.org

Attachment D

Location	Source	Count Type	2018	2019	2020	2021	2022	Ave Annual Growth Rate (%)
Baseline Extension								
SE 110th St to US 441	MC	3	5,600	5,700	4,700	4,500	4,800	-3.3%
CR 25								
East of SR 35	MC	3	12,000	11,700	11,000	9,000	9,800	-4.4%
West of SR 35	MC	3	10,900	10,900	10,100	NC	NC	N/A
E of SE 110th St Road	MC	3	11,600	11,900	11,400	6,000	6,600	-9.7%
West of CR 464	MC	3	6,500	6,300	6,300	5,500	6,000	-1.7%
East of CR 464	MC	3	7,900	7,900	7,900	7,500	7,700	-0.6%
South of CR 42	MC	3	11,000	11,300	11,200	10,800	11,200	0.5%
CR 25A								
South of CR 316	MC	3	2,300	2,300	2,400	5,300	3,000	20.4%
North of SR 326	MC	3	8,800	8,700	6,500	7,700	8,100	-0.7%
S of NW 63rd Street	MC	3	4,700	5,000	6,100	5,000	5,300	4.1%
CR/SR 35								
North of SR 326	MC	3	2,600	2,500	2,800	3,100	3,000	3.9%
South of SR 326	MC	3	5,300	5,100	5,800	2,500	5,800	21.3%
North of SR 40	MC	3	8,600	NC	5,600	9,300	9,400	22.4%
CR 40								
East of CR 336	MC	3	9,200	NC	2,500	2,600	3,400	-12.7%
West of US 41	MC	3	3,500	3,800	5,000	4,000	3,700	3.2%
CR 42								
East of CR 475	MC	3	4,500	4,800	5,100	5,200	5,200	3.7%
East of US 301	MC	3	15,900	15,700	14,100	17,400	17,400	3.0%
West of US 441	MC	3	22,600	8,800	8,400	20,200	17,900	15.9%
East of US 441	MC	3	10,200	10,300	10,700	12,000	13,200	6.8%
W of SE 182nd Ave Road	MC	3	7,500	7,100	10,100	10,600	10,600	10.5%
East of CR 450	MC	3	4,000	4,600	4,700	4,100	4,800	5.4%
CR 200A								
South of CR 316	MC	3	4,500	4,600	8,000	5,500	5,600	11.7%
South of CR 329	MC	3	5,400	5,500	7,100	5,700	6,600	6.8%
North of SR 326	MC	3	10,000	10,000	2,700	10,700	10,000	54.2%
South of SR 326	MC	3	6,200	6,300	6,100	6,900	6,900	2.9%
North of NE 49th Street	MC	3	7,900	7,500	8,300	7,800	7,800	-0.1%
US 441 to Magnolia Ave	OCA	2	5,900	7,700	9,200	NC	NC	N/A
North of NE 35th Street	MC	3	8,800	8,800	8,300	8,600	9,400	1.8%
South of NE 35th Street	MC	3	11,400	11,900	9,800	11,500	10,600	-0.9%
CR 225								
North of US 27	MC	3	1,200	1,200	1,000	1,000	1,400	5.8%

Attachment D

Location	Source	Count Type	2018	2019	2020	2021	2022	Ave Annual Growth Rate (%)
CR/SR 326 (Continued)								
East of US 441	MC	3	12,000	11,700	12,300	NC	NC	N/A
East of US 441	FDOT	4	12,400	11,800	11,600	11,800	11,400	-2.0%
East of CR 200A	FDOT	4	10,400	11,800	11,600	11,800	12,100	4.0%
North of SR 40	FDOT	4	4,000	4,000	3,600	3,600	3,600	-2.5%
CR 328								
North of SR 40	MC	3	3,100	3,100	5,100	5,300	5,600	18.5%
CR 329								
West of CR 25A	MC	3	1,700	1,700	1,400	1,900	2,100	7.1%
East of US 441	MC	3	5,600	5,700	6,200	5,300	5,200	-1.5%
East of CR 200A	MC	3	4,700	4,800	4,400	5,100	4,100	-2.5%
CR 464								
East of SR 35	MC	3	38,600	39,800	35,900	34,400	34,000	-3.0%
West of Oak Road	MC	3	14,600	15,100	12,800	16,000	15,300	2.2%
W of SE 108th Terrace Rd	MC	3	8,400	8,600	7,100	8,700	9,100	3.0%
North of CR 25	MC	3	3,700	3,900	3,000	3,000	2,700	-6.9%
CR 464A								
SE 11th Ave to SE 24th Rd	OCA	3	NC	NC	NC	9,300	10,300	N/A
SE 31st to SE 38th St	OCA	2	NC	NC	NC	5,800	6,200	N/A
SE 31st St to SR 464	OCA	2	NC	NC	NC	8,800	10,500	N/A
CR 464B								
W of NW 110th Avenue	MC	3	2,200	2,200	3,000	3,200	3,300	11.5%
CR 464C								
E of SE 141st Terrace Rd	MC	3	4,600	4,700	4,900	4,800	5,200	3.2%
CR 467 (SE 36th Avenue)								
S of SE 95th Street	MC	3	3,700	4,100	4,700	4,600	5,600	11.3%
North of CR 484	MC	3	4,500	4,700	5,400	6,000	5,800	6.8%
South of CR 484	MC	3	4,100	4,200	4,400	4,500	4,900	4.6%
CR 475								
N of SE 52nd Street	MC	3	7,800	7,800	7,900	8,000	9,200	4.4%
North of CR 328	MC	3	6,700	6,500	6,600	7,200	7,900	4.3%
North of CR 312	MC	3	6,600	6,400	7,000	7,600	8,400	6.4%
North of CR 484	MC	3	5,300	5,300	5,500	5,500	6,000	3.2%
South of CR 484	MC	3	5,400	5,600	5,500	5,400	5,900	2.3%
South of CR 475A	MC	3	8,100	8,500	8,000	9,000	9,000	2.9%

Attachment D

Location	Source	Count Type	2018	2019	2020	2021	2022	Ave Annual Growth Rate (%)
US 441 (continued)								
North of US 301	FDOT	4	27,500	27,500	26,000	27,000	27,000	-0.4%
NW of US 301	FDOT	4	30,500	30,500	29,500	30,500	27,500	-2.4%
SE of US 301	FDOT	4	18,400	17,500	16,400	16,800	18,000	-0.4%
North of CR 42	FDOT	4	31,000	31,000	30,000	31,000	33,000	1.6%
County Line to CR 42	FDOT	4	39,500	39,500	37,500	38,000	38,000	-0.9%
West Anthony Road								
N of NW 35th Street	MC	3	5,300	5,200	5,500	5,300	5,700	1.9%
NW 35th St to US 441	FDOT	4	2,000	2,000	1,300	1,300	1,300	-8.8%

FDOT Count Station 360486

Attachment D

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2022 HISTORICAL AADT REPORT

COUNTY: 36 - MARION

SITE: 0486 - ON SR-326, 0.356 MI. E OF US-301/441 (RCLP)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	11400 C	E 5800	W 5600	9.00	55.10	0.00
2021	11800 S	E 5900	W 5900	9.00	53.20	5.60
2020	11600 F	E 5800	W 5800	9.00	53.40	0.30
2019	11800 C	E 5900	W 5900	9.00	53.80	0.00
2018	12400 C	E 6200	W 6200	9.00	54.30	0.30
2017	12100 C	E 6000	W 6100	9.00	55.50	0.20
2016	11400 C	E 5700	W 5700	9.00	56.10	4.10
2015	11700 C	E 5800	W 5900	9.00	56.30	6.00
2014	10700 C	E 5300	W 5400	9.00	56.80	4.10
2013	9900 C	E 4800	W 5100	9.00	56.70	5.10
2012	9300 C	E 4600	W 4700	9.00	56.70	5.10
2011	10700 C	E 5300	W 5400	9.00	56.00	5.10
2010	11100 C	E 5500	W 5600	10.14	57.07	6.10
2009	9700 C	E 4800	W 4900	10.04	59.21	10.10
2008	10500 C	E 5200	W 5300	9.73	57.40	13.10
2007	11900 C	E 5800	W 6100	9.71	57.95	15.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Directional Counts

Attachment D

Marion County OCE

Weather: Sunny
 Serial Number: 035037
 Installed By: Tommy Tieche
 Other Notes: TPO I(STA-7) A=N

TRAFFIC ENGINEERING
 412 SE 25th Ave, Ocala, FL 34471
 (352) 671-8686

Date Start: 29-Nov-22
 Date End: 30-Nov-22
 CR-200A North of NE 35th St
 Site Code: 2022 175
 Latitude: 29' 13.5237 North
 Longitude: 82' 7.3911 West

Start Time	28-Nov-22		Tue		Wed		Thu		Fri		Sat		Sun		Week Average	
	North	South	North	South	North	South	North	South	North	South	North	South	North	South	North	South
12:00 AM	*	*	23	13	35	16	*	*	*	*	*	*	*	*	29	14
01:00	*	*	13	4	19	10	*	*	*	*	*	*	*	*	16	7
02:00	*	*	5	11	16	9	*	*	*	*	*	*	*	*	10	10
03:00	*	*	6	19	7	21	*	*	*	*	*	*	*	*	6	20
04:00	*	*	13	54	14	55	*	*	*	*	*	*	*	*	14	54
05:00	*	*	43	124	36	108	*	*	*	*	*	*	*	*	40	116
06:00	*	*	89	348	85	365	*	*	*	*	*	*	*	*	87	356
07:00	*	*	209	582	207	568	*	*	*	*	*	*	*	*	208	575
08:00	*	*	235	454	225	406	*	*	*	*	*	*	*	*	230	430
09:00	*	*	219	339	210	329	*	*	*	*	*	*	*	*	214	334
10:00	*	*	195	313	208	289	*	*	*	*	*	*	*	*	202	301
11:00	*	*	243	266	232	276	*	*	*	*	*	*	*	*	238	271
12:00 PM	*	*	269	264	265	288	*	*	*	*	*	*	*	*	267	276
01:00	*	*	286	261	281	306	*	*	*	*	*	*	*	*	284	284
02:00	*	*	322	322	323	305	*	*	*	*	*	*	*	*	322	314
03:00	*	*	410	314	427	317	*	*	*	*	*	*	*	*	418	316
04:00	*	*	436	307	422	255	*	*	*	*	*	*	*	*	429	281
05:00	*	*	520	284	499	265	*	*	*	*	*	*	*	*	510	274
06:00	*	*	344	230	326	235	*	*	*	*	*	*	*	*	335	232
07:00	*	*	221	142	235	138	*	*	*	*	*	*	*	*	228	140
08:00	*	*	191	113	184	114	*	*	*	*	*	*	*	*	188	114
09:00	*	*	124	61	118	78	*	*	*	*	*	*	*	*	121	70
10:00	*	*	83	48	70	54	*	*	*	*	*	*	*	*	76	51
11:00	*	*	39	36	36	24	*	*	*	*	*	*	*	*	38	30
Lane Day	0	0	4538	4909	4480	4831	0	0	0	0	0	0	0	0	4510	4870
AM Peak Vol.	-	-	11:00	07:00	11:00	07:00	-	-	-	-	-	-	-	-	11:00	07:00
PM Peak Vol.	-	-	17:00	14:00	17:00	15:00	-	-	-	-	-	-	-	-	17:00	15:00
Comb. Total	0	0	9447	9447	9311	9311	0	0	0	0	0	0	0	0	9380	9380
ADT	ADT 9,379	ADT 9,379	AADT 9,379	AADT 9,379												

Attachment D

Marion County OCE

Weather: Sunny
 Serial Number: 035040
 Installed By: Tommy Tieche
 Other Notes: TPO I(STA-5) A=N

TRAFFIC ENGINEERING
 412 SE 25th Ave, Ocala, FL 34471
 (352) 671-8686

Date Start: 29-Nov-22
 Date End: 30-Nov-22
 CR-200A South of SR-326
 Site Code: 2022 177
 Latitude: 29° 15.4033 North
 Longitude: 82° 6.8623 West

Start Time	28-Nov-22		Tue		Wed		Thu		Fri		Sat		Sun		Week Average	
	North	South	North	South	North	South	North	South	North	South	North	South	North	South	North	South
12:00 AM	*	*	11	16	20	13	*	*	*	*	*	*	*	*	16	14
01:00	*	*	10	4	9	5	*	*	*	*	*	*	*	*	10	4
02:00	*	*	7	9	10	2	*	*	*	*	*	*	*	*	8	6
03:00	*	*	10	7	9	9	*	*	*	*	*	*	*	*	10	8
04:00	*	*	18	32	17	27	*	*	*	*	*	*	*	*	18	30
05:00	*	*	50	57	47	63	*	*	*	*	*	*	*	*	48	60
06:00	*	*	124	183	109	177	*	*	*	*	*	*	*	*	116	180
07:00	*	*	217	351	217	347	*	*	*	*	*	*	*	*	217	349
08:00	*	*	210	278	210	262	*	*	*	*	*	*	*	*	210	270
09:00	*	*	172	246	173	230	*	*	*	*	*	*	*	*	172	238
10:00	*	*	160	241	162	224	*	*	*	*	*	*	*	*	161	232
11:00	*	*	161	180	173	230	*	*	*	*	*	*	*	*	167	205
12:00 PM	*	*	209	195	220	206	*	*	*	*	*	*	*	*	214	200
01:00	*	*	210	216	195	213	*	*	*	*	*	*	*	*	202	214
02:00	*	*	248	242	228	227	*	*	*	*	*	*	*	*	238	234
03:00	*	*	264	254	292	221	*	*	*	*	*	*	*	*	278	238
04:00	*	*	315	232	315	225	*	*	*	*	*	*	*	*	315	228
05:00	*	*	328	228	308	248	*	*	*	*	*	*	*	*	318	238
06:00	*	*	225	187	229	194	*	*	*	*	*	*	*	*	227	190
07:00	*	*	148	119	185	113	*	*	*	*	*	*	*	*	166	116
08:00	*	*	104	92	115	95	*	*	*	*	*	*	*	*	110	94
09:00	*	*	79	54	81	75	*	*	*	*	*	*	*	*	80	64
10:00	*	*	56	45	44	44	*	*	*	*	*	*	*	*	50	44
11:00	*	*	37	35	24	22	*	*	*	*	*	*	*	*	30	28
Lane Day	0	0	3373	3503	3392	3472	0	0	0	0	0	0	0	0	3381	3484
AM Peak Vol.	-	-	07:00	07:00	07:00	07:00	-	-	-	-	-	-	-	-	07:00	07:00
PM Peak Vol.	-	-	17:00	15:00	16:00	17:00	-	-	-	-	-	-	-	-	17:00	15:00
Comb. Total	0	0	6876	6876	6864	6864	0	0	0	0	0	0	0	0	6865	6865
ADT	ADT 6,870	ADT 6,870	AADT 6,870	AADT 6,870												

Attachment D

Marion County OCE

TRAFFIC ENGINEERING

412 SE 25th Ave, Ocala, FL 34471
(352) 671-8686

Weather: Sunny
Serial Number: 032506
Installed By: Tommy Tieche
Other Notes: TPO I(STA-4) A=N

Date Start: 29-Nov-22
Date End: 30-Nov-22
CR-200A North of SR-326
Site Code: 2022 178
Latitude: 29° 16.3862 North
Longitude: 82° 6.7035 West

Start Time	28-Nov-22		Tue		Wed		Thu		Fri		Sat		Sun		Week Average	
	North	South	North	South	North	South	North	South	North	South	North	South	North	South	North	South
12:00 AM	*	*	16	12	21	14	*	*	*	*	*	*	*	*	18	13
01:00	*	*	10	12	14	6	*	*	*	*	*	*	*	*	12	9
02:00	*	*	14	6	8	8	*	*	*	*	*	*	*	*	11	7
03:00	*	*	9	12	10	15	*	*	*	*	*	*	*	*	10	14
04:00	*	*	28	49	19	36	*	*	*	*	*	*	*	*	24	42
05:00	*	*	67	99	64	104	*	*	*	*	*	*	*	*	66	102
06:00	*	*	163	321	152	322	*	*	*	*	*	*	*	*	158	322
07:00	*	*	275	548	325	514	*	*	*	*	*	*	*	*	300	531
08:00	*	*	317	395	291	383	*	*	*	*	*	*	*	*	304	389
09:00	*	*	266	338	265	348	*	*	*	*	*	*	*	*	266	343
10:00	*	*	246	313	269	302	*	*	*	*	*	*	*	*	258	308
11:00	*	*	253	279	264	314	*	*	*	*	*	*	*	*	258	296
12:00 PM	*	*	317	266	283	279	*	*	*	*	*	*	*	*	300	272
01:00	*	*	313	318	305	295	*	*	*	*	*	*	*	*	309	306
02:00	*	*	326	346	343	335	*	*	*	*	*	*	*	*	334	340
03:00	*	*	407	359	429	368	*	*	*	*	*	*	*	*	418	364
04:00	*	*	444	376	463	386	*	*	*	*	*	*	*	*	454	381
05:00	*	*	460	370	463	351	*	*	*	*	*	*	*	*	462	360
06:00	*	*	324	233	319	263	*	*	*	*	*	*	*	*	322	248
07:00	*	*	220	128	269	134	*	*	*	*	*	*	*	*	244	131
08:00	*	*	146	131	176	118	*	*	*	*	*	*	*	*	161	124
09:00	*	*	97	86	103	94	*	*	*	*	*	*	*	*	100	90
10:00	*	*	71	55	63	54	*	*	*	*	*	*	*	*	67	54
11:00	*	*	48	28	51	20	*	*	*	*	*	*	*	*	50	24
Lane	0	0	4837	5080	4969	5063	0	0	0	0	0	0	0	0	4906	5070
Day	0	0	9917		10032		0	0	0	0	0	0	0	0	9976	
AM Peak	-	-	08:00	07:00	07:00	07:00	-	-	-	-	-	-	-	-	08:00	07:00
Vol.	-	-	317	548	325	514	-	-	-	-	-	-	-	-	304	531
PM Peak	-	-	17:00	16:00	16:00	16:00	-	-	-	-	-	-	-	-	17:00	16:00
Vol.	-	-	460	376	463	386	-	-	-	-	-	-	-	-	462	381

Comb. Total	0	9917	10032	0	0	0	0	9976
ADT	ADT 9,974	AADT 9,974						

Attachment D

COUNTY: 36
 STATION: 0486
 DESCRIPTION: ON SR-326, 0.356 MI. E OF US-301/441 (RCLP)
 START DATE: 04/25/2022
 START TIME: 1200

TIME	DIRECTION: E					DIRECTION: W					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	8	15	30	12	65	4	9	10	11	34	99	
0100	5	6	2	4	17	4	6	3	5	18	35	
0200	6	3	5	6	20	7	5	5	4	21	41	
0300	8	2	4	10	24	7	6	10	8	31	55	
0400	12	13	8	7	40	11	13	16	21	61	101	
0500	12	22	16	29	79	28	36	62	68	194	273	
0600	30	42	45	54	171	86	101	117	145	449	620	
0700	81	83	79	76	319	145	151	200	167	663	982	
0800	78	72	92	80	322	146	117	106	129	498	820	
0900	66	64	66	65	261	96	115	99	76	386	647	
1000	77	91	70	91	329	84	72	84	87	327	656	
1100	80	70	88	80	318	89	86	87	97	359	677	
1200	110	105	91	87	393	87	75	94	93	349	742	
1300	105	76	94	108	383	81	84	70	76	311	694	
1400	100	102	120	122	444	74	98	111	82	365	809	
1500	122	127	113	138	500	94	106	91	125	416	916	
1600	173	147	173	169	662	101	107	96	111	415	1077	
1700	192	199	145	118	654	88	83	87	84	342	996	
1800	124	110	134	74	442	81	80	52	60	273	715	
1900	67	59	62	62	250	58	45	47	36	186	436	
2000	39	49	29	36	153	43	24	37	36	140	293	
2100	36	37	42	25	140	30	33	25	24	112	252	
2200	34	8	9	21	72	21	18	15	16	70	142	
2300	11	11	14	13	49	6	12	18	9	45	94	
24-HOUR TOTALS:					6107						6065	12172

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	800	322	715	664	700	982
P.M.	1630	733	1545	429	1630	1111
DAILY	1630	733	715	664	1630	1111

TRUCK PERCENTAGE 0.00 0.00 0.00

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	0	6107	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6107
W	0	6065	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6065

GENERATED BY SPS 5.0.55P

Attachment D

COUNTY: 36
 STATION: 0486
 DESCRIPTION: ON SR-326, 0.356 MI. E OF US-301/441 (RCLP)
 START DATE: 04/26/2022
 START TIME: 1200

TIME	DIRECTION: E					DIRECTION: W					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	10	11	28	15	64	8	7	9	5	29	93	
0100	8	5	6	8	27	7	2	3	7	19	46	
0200	4	3	6	7	20	5	0	7	6	18	38	
0300	5	9	9	1	24	11	8	15	9	43	67	
0400	10	14	18	9	51	17	13	24	27	81	132	
0500	19	14	17	36	86	31	28	56	68	183	269	
0600	35	37	53	68	193	86	102	124	137	449	642	
0700	77	86	71	77	311	124	158	173	171	626	937	
0800	62	63	75	89	289	123	117	117	81	438	727	
0900	71	86	68	67	292	105	94	91	84	374	666	
1000	57	72	97	93	319	90	86	78	75	329	648	
1100	81	93	81	83	338	72	95	96	88	351	689	
1200	114	73	106	73	366	85	87	103	82	357	723	
1300	78	101	103	87	369	105	78	77	92	352	721	
1400	103	125	104	95	427	77	84	63	78	302	729	
1500	145	149	112	136	542	93	88	80	94	355	897	
1600	135	136	172	180	623	99	105	89	97	390	1013	
1700	200	140	159	131	630	100	87	97	91	375	1005	
1800	128	117	84	75	404	81	79	66	66	292	696	
1900	69	63	66	56	254	51	48	54	45	198	452	
2000	63	54	41	68	226	44	41	36	50	171	397	
2100	47	35	32	21	135	33	33	26	14	106	241	
2200	27	27	26	22	102	26	15	15	13	69	171	
2300	16	20	11	9	56	5	17	13	10	45	101	
24-HOUR TOTALS:					6148						5952	12100

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	830	321	700	626	700	937
P.M.	1630	692	1615	391	1615	1079
DAILY	1630	692	700	626	1615	1079

TRUCK PERCENTAGE 0.00 0.13 0.07

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
E	0	6148	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6148
W	0	5941	3	1	2	2	0	0	3	0	0	0	0	0	0	8	5952

GENERATED BY SPS 5.0.55P

Attachment D

COUNTY: 36
 STATION: 0487
 DESCRIPTION: ON SR-326, 0.198 MI. E OF CR-200A (RVL)
 START DATE: 05/02/2022
 START TIME: 1200

TIME	DIRECTION: E					DIRECTION: W					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	9	15	21	14	59	11	10	5	9	35	94	
0100	6	7	7	9	29	12	8	7	6	33	62	
0200	5	4	7	6	22	7	5	4	8	24	46	
0300	5	4	6	4	19	8	9	10	10	37	56	
0400	9	14	19	17	59	12	21	27	28	88	147	
0500	20	25	36	35	116	33	28	63	67	191	307	
0600	48	63	109	107	327	67	86	120	136	409	736	
0700	92	108	138	113	451	156	163	159	156	634	1085	
0800	95	78	112	97	382	134	112	88	92	426	808	
0900	104	79	91	59	333	95	97	89	87	368	701	
1000	73	74	98	80	325	85	76	90	88	339	664	
1100	78	106	81	99	364	61	83	88	87	319	683	
1200	97	83	96	77	353	99	65	88	78	330	683	
1300	104	96	123	80	403	75	95	76	85	331	734	
1400	99	110	96	118	423	88	90	88	106	372	795	
1500	115	145	140	135	535	109	94	112	105	420	955	
1600	134	153	162	131	580	145	98	105	108	456	1036	
1700	155	150	139	120	564	104	126	118	93	441	1005	
1800	129	93	95	82	399	94	101	77	75	347	746	
1900	45	58	49	49	201	81	58	58	50	247	448	
2000	73	40	42	42	197	65	45	37	37	184	381	
2100	44	35	28	19	126	44	29	26	23	122	248	
2200	21	18	19	18	76	23	29	18	11	81	157	
2300	16	12	12	12	52	22	21	17	15	75	127	
24-HOUR TOTALS:					6395						6309	12704

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	715	454	700	634	700	1085
P.M.	1615	601	1530	460	1630	1041
DAILY	1615	601	700	634	700	1085

GENERATED BY SPS 5.0.55P

Attachment D

COUNTY: 36
 STATION: 0487
 DESCRIPTION: ON SR-326, 0.198 MI. E OF CR-200A (RVL)
 START DATE: 05/03/2022
 START TIME: 1200

TIME	DIRECTION: E					DIRECTION: W					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	15	14	25	15	69	13	8	10	8	39	108	
0100	9	10	7	7	33	10	9	8	8	35	68	
0200	7	6	3	7	23	3	6	6	12	27	50	
0300	8	4	8	9	29	7	12	3	11	33	62	
0400	8	11	18	15	52	11	9	31	14	65	117	
0500	18	26	31	32	107	23	41	49	60	173	280	
0600	45	73	99	109	326	98	87	105	140	430	756	
0700	103	112	110	128	453	133	155	169	122	579	1032	
0800	94	72	94	99	359	120	107	104	113	444	803	
0900	92	79	83	74	328	94	97	79	85	355	683	
1000	73	90	87	72	322	92	91	69	98	350	672	
1100	86	98	88	83	355	66	86	93	74	319	674	
1200	82	98	85	78	343	91	108	78	74	351	694	
1300	81	83	102	85	351	64	71	69	71	275	626	
1400	102	100	109	132	443	84	103	112	82	381	824	
1500	131	106	136	121	494	102	109	132	138	481	975	
1600	130	158	175	150	613	100	110	102	120	432	1045	
1700	159	161	137	159	616	109	134	142	109	494	1110	
1800	124	105	77	77	383	106	76	93	81	356	739	
1900	63	75	66	54	258	84	72	62	64	282	540	
2000	56	45	54	43	198	53	41	44	44	182	380	
2100	48	32	50	19	149	40	33	26	26	125	274	
2200	25	20	13	16	74	24	24	23	19	90	164	
2300	13	16	14	16	59	13	17	19	14	63	122	
24-HOUR TOTALS:					6437						6361	12798

	DIRECTION: E		DIRECTION: W		COMBINED DIRECTIONS	
	PEAK HOUR	VOLUME	PEAK HOUR	VOLUME	PEAK HOUR	VOLUME
A.M.	700	453	645	597	700	1032
P.M.	1630	645	1645	505	1645	1112
DAILY	1630	645	645	597	1645	1112

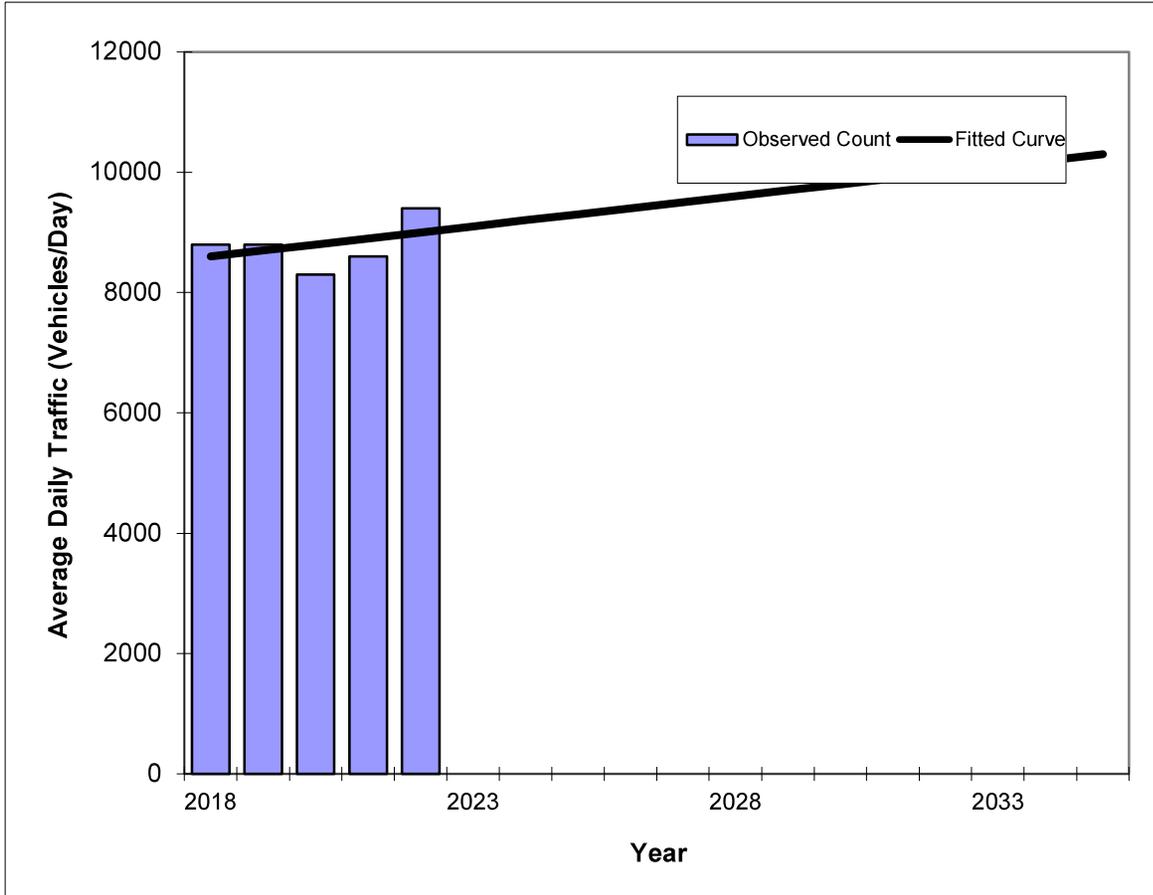
GENERATED BY SPS 5.0.55P

Appendix G: Historical Growth Rate Trends Analysis

Traffic Trends - V03.a
CR 200A (JACKSONVILLE ROAD) -- N OF NE 35TH ST

FIN#	1234
Location	1

County:	Marion (36)
Station #:	2370
Highway:	CR 200A (JACKSONVILLE ROAD)



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2018	8800	8600
2019	8800	8700
2020	8300	8800
2021	8600	8900
2022	9400	9000
2033 Opening Year Trend		
2033	N/A	10100
2034 Mid-Year Trend		
2034	N/A	10200
2035 Design Year Trend		
2035	N/A	10300
TRANPLAN Forecasts/Trends		

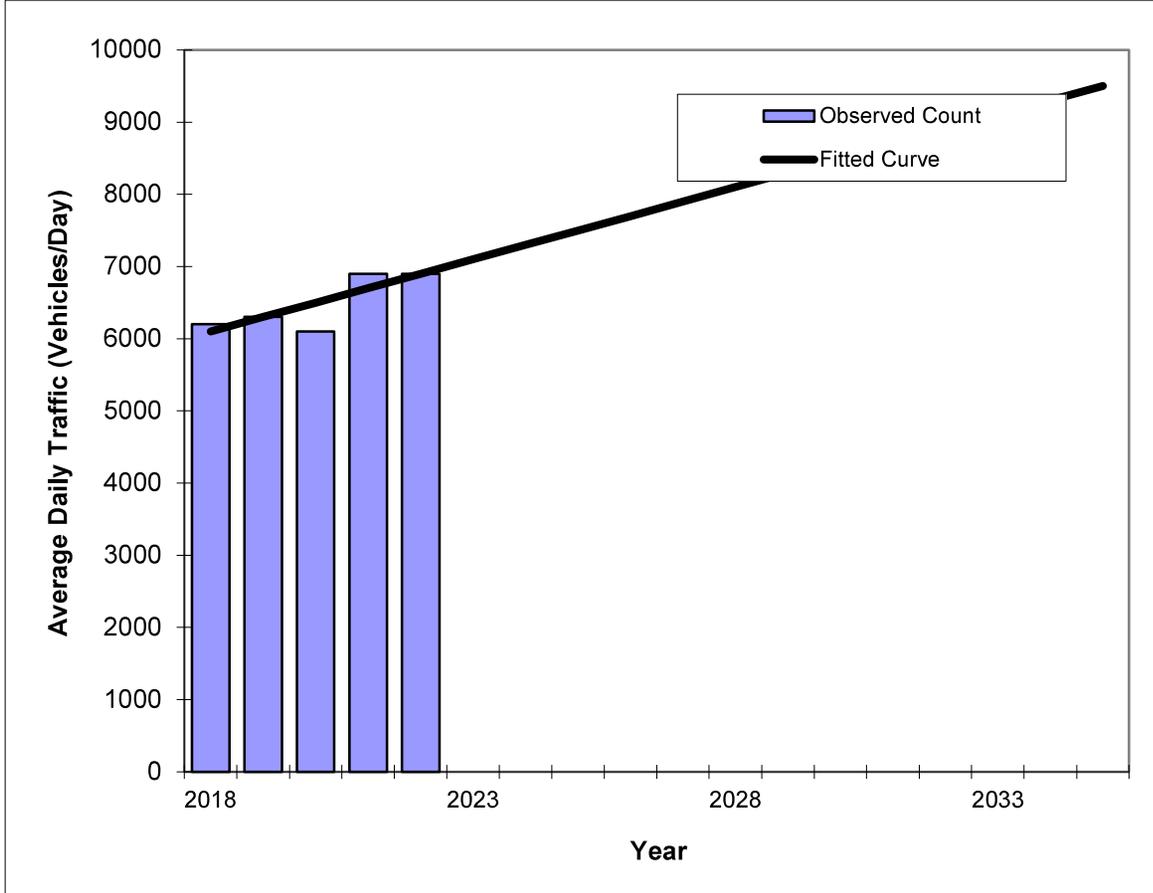
** Annual Trend Increase:	100
Trend R-squared:	15.43%
Trend Annual Historic Growth Rate:	1.16%
Trend Growth Rate (2022 to Design Year):	1.11%
Printed:	9-Aug-23
Straight Line Growth Option	

*Axle-Adjusted

Traffic Trends - V03.a
CR 200A (JACKSONVILLE ROAD) -- S OF SR 326

FIN#	1234
Location	1

County:	Marion (36)
Station #:	2380
Highway:	CR 200A (JACKSONVILLE ROAD)



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2018	6200	6100
2019	6300	6300
2020	6100	6500
2021	6900	6700
2022	6900	6900
2033 Opening Year Trend		
2033	N/A	9100
2034 Mid-Year Trend		
2034	N/A	9300
2035 Design Year Trend		
2035	N/A	9500
TRANPLAN Forecasts/Trends		

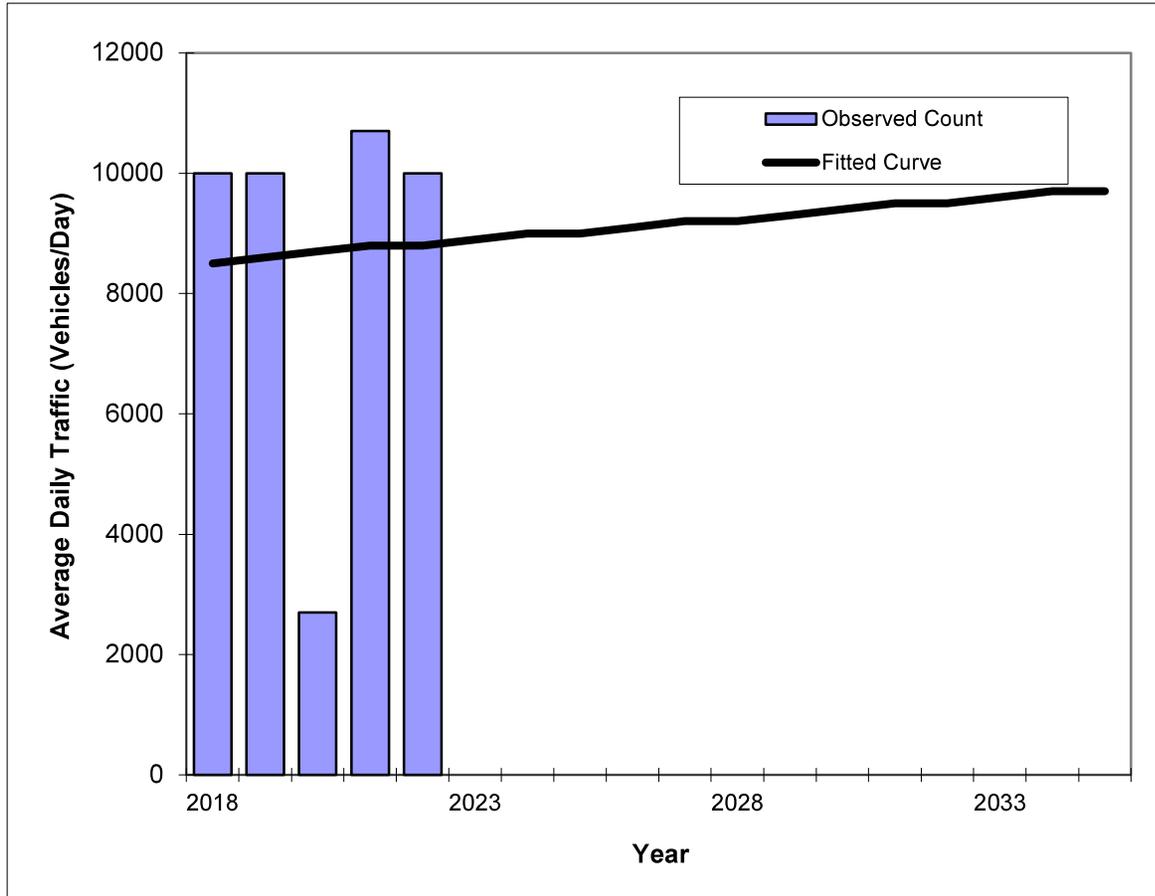
** Annual Trend Increase:	200
Trend R-squared:	65.79%
Trend Annual Historic Growth Rate:	3.28%
Trend Growth Rate (2022 to Design Year):	2.90%
Printed:	4-Aug-23
Straight Line Growth Option	

*Axle-Adjusted

Traffic Trends - V03.a
CR 200A (JACKSONVILLE ROAD) -- N OF SR 326

FIN#	1234
Location	1

County:	Marion (36)
Station #:	2390
Highway:	CR 200A (JACKSONVILLE ROAD)



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2018	10000	8500
2019	10000	8600
2020	2700	8700
2021	10700	8800
2022	10000	8800
2033 Opening Year Trend		
2033	N/A	9600
2034 Mid-Year Trend		
2034	N/A	9700
2035 Design Year Trend		
2035	N/A	9700
TRANPLAN Forecasts/Trends		

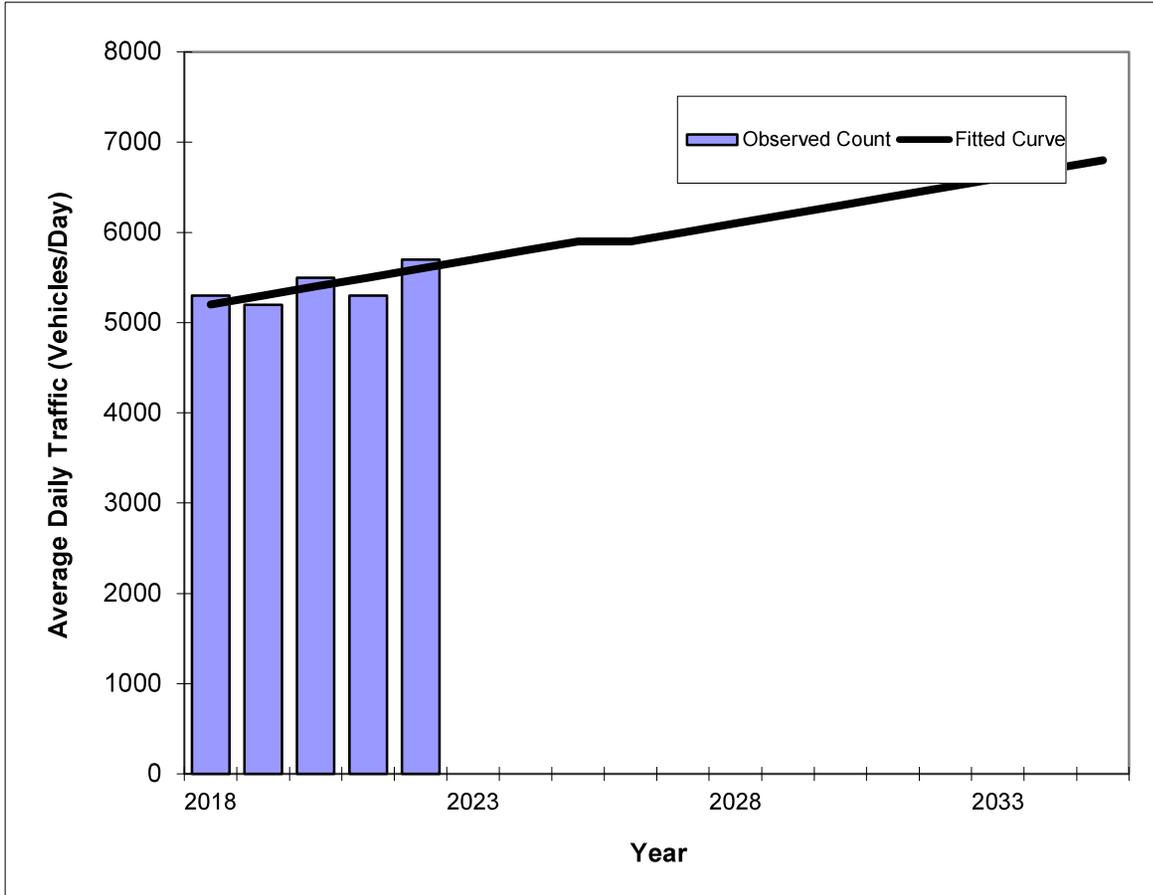
** Annual Trend Increase:	70
Trend R-squared:	0.11%
Trend Annual Historic Growth Rate:	0.88%
Trend Growth Rate (2022 to Design Year):	0.79%
Printed:	4-Aug-23
Straight Line Growth Option	

*Axle-Adjusted

Traffic Trends - V03.a
ANTHONY RD -- N OF NE 35TH ST

FIN#	1234
Location	1

County:	Marion (36)
Station #:	-
Highway:	ANTHONY RD



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2018	5300	5200
2019	5200	5300
2020	5500	5400
2021	5300	5500
2022	5700	5600
2033 Opening Year Trend		
2033	N/A	6600
2034 Mid-Year Trend		
2034	N/A	6700
2035 Design Year Trend		
2035	N/A	6800
TRANPLAN Forecasts/Trends		

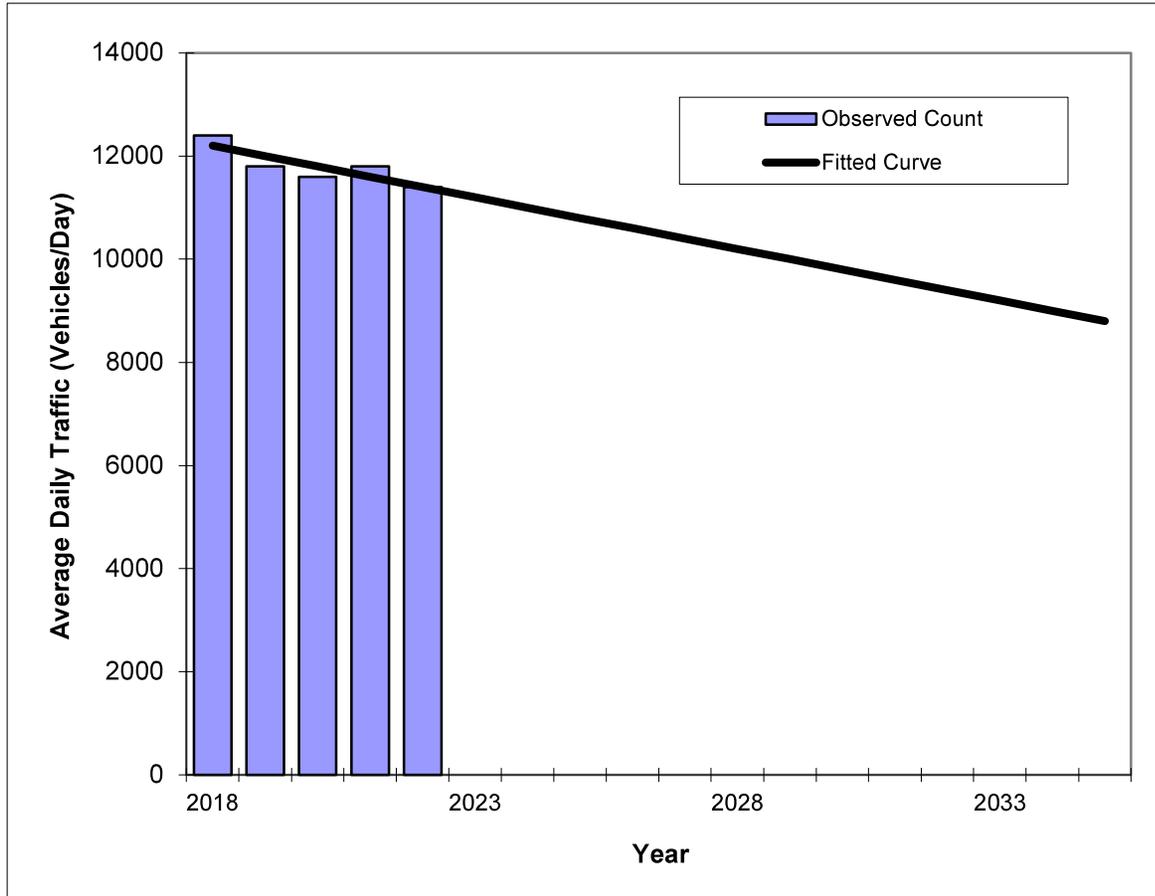
** Annual Trend Increase:	90
Trend R-squared:	50.63%
Trend Annual Historic Growth Rate:	1.92%
Trend Growth Rate (2022 to Design Year):	1.65%
Printed:	9-Aug-23
Straight Line Growth Option	

*Axle-Adjusted

Traffic Trends - V03.a
SR 326 -- E OF US 441

FIN#	1234
Location	1

County:	Marion (36)
Station #:	3100
Highway:	SR 326



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2018	12400	12200
2019	11800	12000
2020	11600	11800
2021	11800	11600
2022	11400	11400
2033 Opening Year Trend		
2033	N/A	9200
2034 Mid-Year Trend		
2034	N/A	9000
2035 Design Year Trend		
2035	N/A	8800
TRANPLAN Forecasts/Trends		

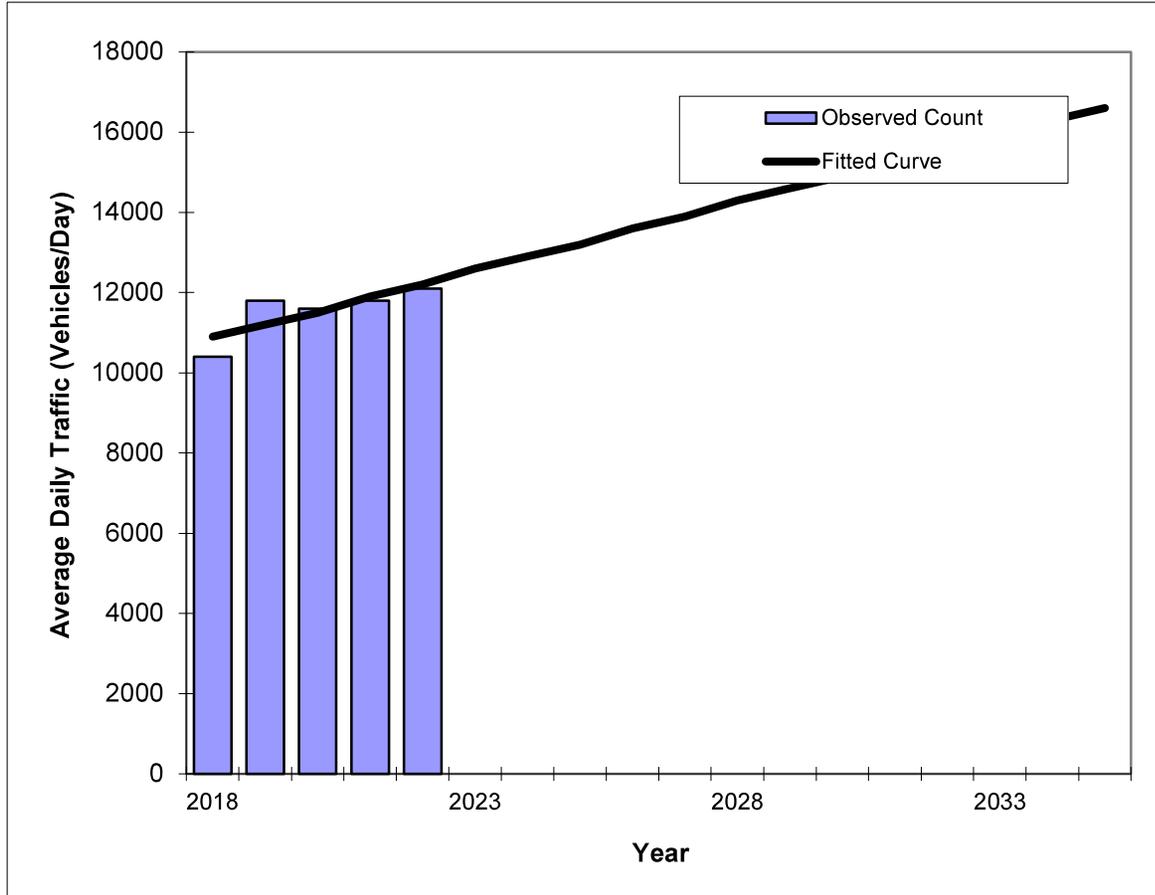
** Annual Trend Increase:	-200
Trend R-squared:	71.43%
Trend Annual Historic Growth Rate:	-1.64%
Trend Growth Rate (2022 to Design Year):	-1.75%
Printed:	4-Aug-23
Straight Line Growth Option	

*Axle-Adjusted

Traffic Trends - V03.a
SR 326 -- E OF CR 200A

FIN#	1234
Location	1

County:	Marion (36)
Station #:	3110
Highway:	SR 326



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2018	10400	10900
2019	11800	11200
2020	11600	11500
2021	11800	11900
2022	12100	12200
2033 Opening Year Trend		
2033	N/A	16000
2034 Mid-Year Trend		
2034	N/A	16300
2035 Design Year Trend		
2035	N/A	16600
TRANPLAN Forecasts/Trends		

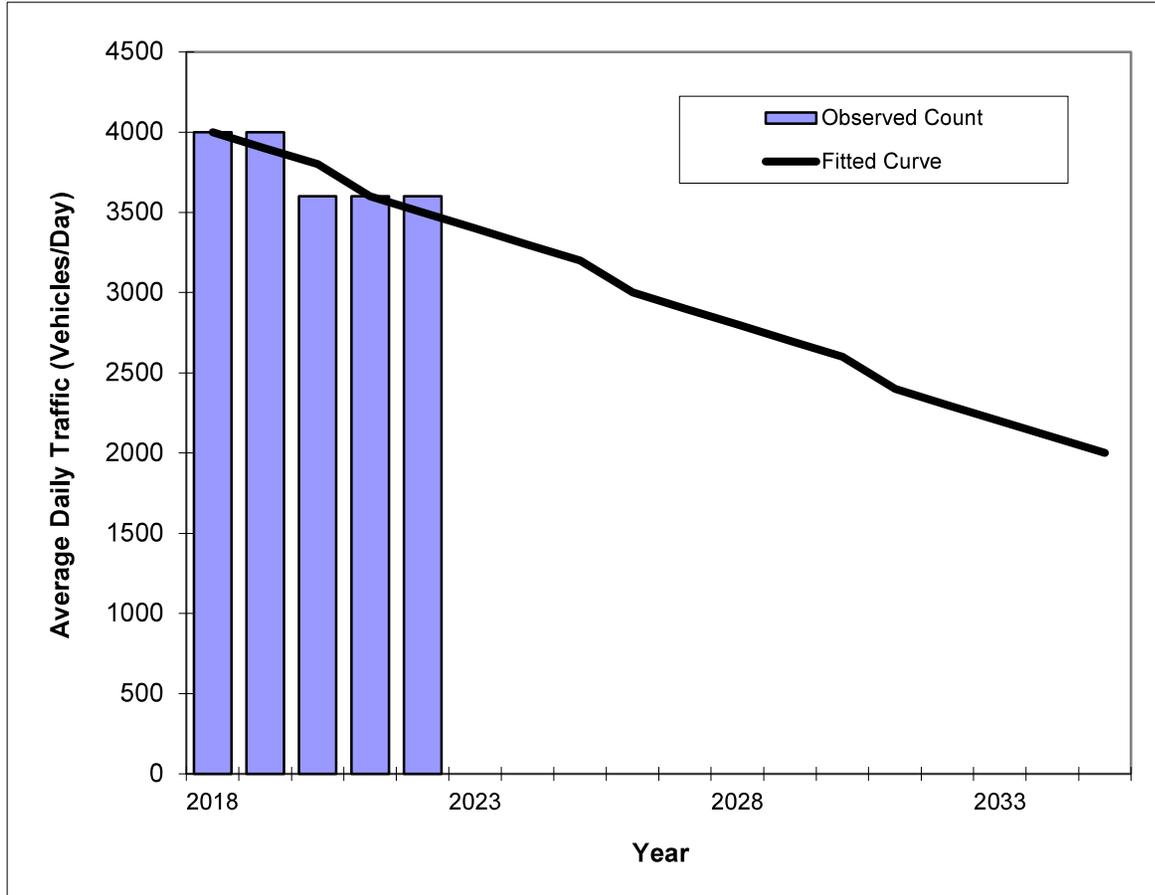
** Annual Trend Increase:	340
Trend R-squared:	65.98%
Trend Annual Historic Growth Rate:	2.98%
Trend Growth Rate (2022 to Design Year):	2.77%
Printed:	4-Aug-23
Straight Line Growth Option	

*Axle-Adjusted

Traffic Trends - V03.a
SR 326 -- N OF SR 40

FIN#	1234
Location	1

County:	Marion (36)
Station #:	3130
Highway:	SR 326



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2018	4000	4000
2019	4000	3900
2020	3600	3800
2021	3600	3600
2022	3600	3500
2033 Opening Year Trend		
2033	N/A	2200
2034 Mid-Year Trend		
2034	N/A	2100
2035 Design Year Trend		
2035	N/A	2000
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	-120
Trend R-squared:	75.00%
Trend Annual Historic Growth Rate:	-3.13%
Trend Growth Rate (2022 to Design Year):	-3.30%
Printed:	4-Aug-23
Straight Line Growth Option	

*Axle-Adjusted

Appendix H: Volume Derivation Sheets

Attachment D

AM Peak Future Turning Movement Volume Development

AM	Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR		
1	Jacksonville Rd. at SR 326	Raw Vol	113	168	60	91	137	104	97	330	128	35	435	166	
		Seasonal Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
		Adjusted Volume	113	168	60	91	137	104	97	330	128	35	435	166	
		Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
		Growth Volume	3	5	2	3	4	3	3	10	4	1	13	5	
		Vested Trips													
		Future Background	116	173	62	94	141	107	100	340	132	36	448	171	
		Portion A Trips	in				out	out							in
			0.30%				18.50%	8.20%							18.50%
		Portion B Trips	0	3	0	21	9	0	0	0	0	0	0	0	7
		Portion C Trips	in				out	out	out	in					in
			0.38%				23.30%	38.60%	18.60%	18.60%					23.30%
Portion C Trips	0	7	0	5	8	4	3	0	0	0	0	0	4		
Portion C Trips	in				out	out							in		
	0.12%				22.80%	12.30%							22.80%		
Portion C Trips	0	2	0	14	8	0	0	0	0	0	0	0	5		
Future Total	116	185	62	134	166	111	103	340	132	36	448	187			
2	Jacksonville Rd. at NE 70th St.	Raw Vol	7	398	0	0	296	8	6	0	10	0	0	0	
		Seasonal Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
		Adjusted Volume	7	398	0	0	296	8	6	0	10	0	0	0	
		Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
		Growth Volume	0	12	0	0	9	0	0	0	0	0	0	0	
		Vested Trips													
		Future Background	7	410	0	0	305	8	6	0	10	0	0	0	
		Portion A Trips	in						in	out		out			
			27.30%						0.30%	0.30%		27.30%			
		Portion A Trips	11	0	0	0	0	0	0	0	0	31	0	0	0
		Portion B Trips	in					out	out	in					
			80.80%					80.80%	0.60%	0.60%					
Portion B Trips	0	15	0	0	18	0	0	0	0	0	0	0	0		
Portion C Trips	in						in	out		out					
	35.80%						8.90%	8.90%		35.80%					
Portion C Trips	7	0	0	0	0	0	2	6	0	23	0	0	0		
Future Total	25	425	0	0	323	10	12	0	64	0	0	0			
3	Jacksonville Rd. at NE 95th St.	Raw Vol	42	244	23	15	222	18	21	36	24	16	20	26	
		Seasonal Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
		Adjusted Volume	42	244	23	15	222	18	21	36	24	16	20	26	
		Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
		Growth Volume	1	7	1	0	7	1	1	1	1	0	1	1	
		Vested Trips													
		Future Background	43	251	24	15	229	19	22	37	25	16	21	27	
		Portion A Trips	in						in	out	out	out		in	
			0.30%						7.90%	7.90%	0.40%	0.30%		0.40%	
		Portion A Trips	0	0	0	0	0	0	3	9	0	0	0	0	0
		Portion B Trips	out	out	out		in					in	in		
			0.10%	17.70%	0.10%		17.70%					0.10%	0.10%		
Portion B Trips	0	4	0	0	3	0	0	0	0	0	0	0	0		
Portion C Trips	out	out	out		in					in	in				
	0.10%	8.70%	0.10%		8.70%					0.10%	0.10%				
Portion C Trips	0	5	0	0	2	0	0	0	0	0	0	0	0		
Future Total	43	260	24	15	234	22	31	37	25	16	21	27			

Attachment D

AM Peak Future Turning Movement Volume Development

AM	Intersection		NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	
4	Anthony Rd. at SR 326	Raw Vol	30	22	27	6	47	66	31	532	23	28	599	35	
		Seasonal Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
		Adjusted Volume	30	22	27	6	47	66	31	532	23	28	599	35	
		Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
		Growth Volume	1	1	1	0	1	2	1	16	1	1	18	1	
		Vested Trips													
		Future Background	31	23	28	6	48	68	32	548	24	29	617	36	
		Portion A Trips		in			out	out	in						
			0	20.30%			20.30%	35.50%	35.50%						
		Portion B Trips			in					in		out	out		
			0	0	3.40%		0	0	0	15.20%		3.40%	15.20%		
		Portion C Trips		in			out	out	in						
			0	2	10.00%		10.00%	45.30%	45.30%						
		Future Total	31	33	29	6	77	138	55	551	24	30	620	36	

Attachment D

PM Peak Future Turning Movement Volume Development

PM	Intersection	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR		
1	Jacksonville Rd. at SR 326	Raw Vol	82	329	55	126	178	94	86	329	85	38	338	109	
		Seasonal Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
		Adjusted Volume	82	329	55	126	178	94	86	329	85	38	338	109	
		Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
		Growth Volume	2	10	2	4	5	3	3	10	3	1	10	3	
		Vested Trips													
		Future Background	84	339	57	130	183	97	89	339	88	39	348	112	
		Portion A Trips	in			out	out								in
			0.0%			18.50%	8.20%								18.50%
		Portion B Trips	0	11	0	14	6	0	0	0	0	0	0	0	24
		Portion C Trips	in			out	out	out	in						in
			0.0%			23.30%	38.60%	18.60%	18.60%						23.30%
		Portion C Trips	0	10	0	5	9	4	5	0	0	0	0	0	6
Portion C Trips	in			out	out								in		
	0.0%			22.80%	12.30%								22.80%		
Portion C Trips	0	8	0	9	5	0	0	0	0	0	0	0	16		
Future Total		84	368	57	158	203	101	94	339	88	39	348	158		
2	Jacksonville Rd. at NE 70th St.	Raw Vol	11	469	0	0	362	9	9	0	7	0	0	0	
		Seasonal Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
		Adjusted Volume	11	469	0	0	362	9	9	0	7	0	0	0	
		Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
		Growth Volume	0	14	0	0	11	0	0	0	0	0	0	0	
		Vested Trips													
		Future Background	11	483	0	0	373	9	9	0	7	0	0	0	
		Portion A Trips	in					in	out		out				
			27.30%					0.30%	0.30%		27.30%				
		Portion A Trips	36	0	0	0	0	0	0	0	21	0	0	0	0
		Portion B Trips	in				out	out	in						
			0.0%				80.80%	0.60%	0.60%						
		Portion B Trips	0	20	0	0	19	0	0	0	0	0	0	0	0
Portion C Trips	in					in	out		out						
	35.80%					8.90%	8.90%		35.80%						
Portion C Trips	25	0	0	0	0	6	4	0	15	0	0	0	0		
Future Total		72	503	0	0	392	15	13	0	43	0	0	0		
3	Jacksonville Rd. at NE 95th St.	Raw Vol	39	365	17	8	215	21	22	24	20	16	42	4	
		Seasonal Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
		Adjusted Volume	39	365	17	8	215	21	22	24	20	16	42	4	
		Growth Rate	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	
		Growth Volume	1	11	1	0	6	1	1	1	1	0	1	0	
		Vested Trips													
		Future Background	40	376	18	8	221	22	23	25	21	16	43	4	
		Portion A Trips	in					in	out	out	out		in		
			0.30%					7.90%	7.90%	0.40%	0.30%		0.40%		
		Portion A Trips	0	0	0	0	0	10	6	0	0	0	1	0	0
		Portion B Trips	out	out	out		in				in	in			
			0.10%	17.70%	0.10%		17.70%				0.10%	0.10%			
		Portion B Trips	0	4	0	0	4	0	0	0	0	0	0	0	0
Portion C Trips	out	out	out		in				in	in					
	0.10%	8.70%	0.10%		8.70%				0.10%	0.10%					
Portion C Trips	0	4	0	0	6	0	0	0	0	0	0	0	0		
Future Total		40	384	18	8	231	32	29	25	21	16	44	4		

Appendix I: Signal Timings

NE 70th Street (SR 326) at Anthony Road

Attachment D



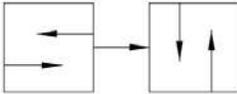
Marion County Office of the County Engineer

Signal ID	Major Street	Minor Street	Date	Technician
266	SR 326 (NE 70th St)	W Anthony Rd	8/18/2021	Youman

Basic Timing

PHASE	Φ 1	Φ 2	Φ 3	Φ 4	Φ 5	Φ 6	Φ 7	Φ 8
DIRECTION		WB		NB		EB		SB
MIN GRN		17		7		17		7
GAP EXT		3.0		3.0		3.0		3.0
MAX 1		40		20		40		20
MAX 2								
YEL CLR		5.5		4.7		5.5		4.7
RED CLR		2.0		2.0		2.0		2.0
WALK								
PED CLR								
MIN RECALL		X				X		
MAX RECALL								
PED RECALL								
NON-LOCK CALL				X				X
DUAL ENTRY				X				X
REST IN WALK								

Signal Operating Plan



Additional Notes (Turning Restrictions?, Overlaps?, Etc.)

1) These were existing timings in controller on 8/18/2021. No changes made on this date.

Coordination? Yes No

Splits for Coordination

Plan	Phase Number								Cycle Length	Offset
	1	2	3	4	5	6	7	8		

Time Patterns for Coordination

Plan	Start Time	End Time	Days of Week

General Coordination Data

Coord Mode	Max Mode	Correction Mode	Offset Mode	Force Mode

NE 70th Street (SR 326) at Jacksonville Road (CR 200A)

Attachment D



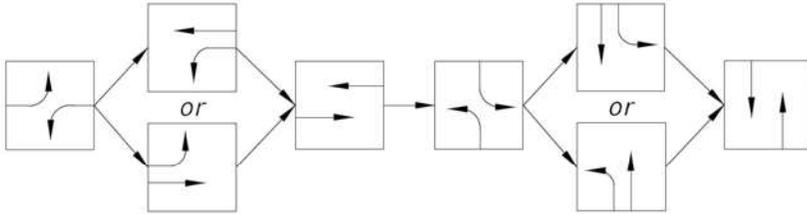
Marion County Office of the County Engineer

Signal ID	Major Street	Minor Street	Date	Technician
16	SR 326 (NE 70th St)	NE Jacksonville Rd	5/24/2022	Solimando

Basic Timing

PHASE	Φ 1	Φ 2	Φ 3	Φ 4	Φ 5	Φ 6	Φ 7	Φ 8
DIRECTION	NBLT	SB	EBLT	WB	SBLT	NB	WBLT	EB
MIN GRN	4	17	4	25	4	17	4	25
GAP EXT	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
MAX 1	24	30	20	55	24	30	20	55
MAX 2								
YEL CLR	4.8	5.0	4.8	4.9	5.0	4.8	4.9	4.8
RED CLR	2.2	2.0	3.4	2.0	2.3	2.0	3.3	2.0
WALK								
PED CLR								
MIN RECALL				X				X
MAX RECALL								
PED RECALL								
NON-LOCK CALL								
DUAL ENTRY		X		X		X		X
REST IN WALK								

Signal Operating Plan



Additional Notes (Turning Restrictions?, Overlaps?, Etc.)

Coordination? Yes No

Splits for Coordination

Plan	Phase Number								Cycle Length	Offset
	1	2	3	4	5	6	7	8		

Time Patterns for Coordination

Plan	Start Time	End Time	Days of Week

General Coordination Data

Coord Mode	Max Mode	Correction Mode	Offset Mode	Force Mode

Appendix J: Buildout Synchro Reports

Attachment D

Lanes, Volumes, Timings 1: Jacksonville Rd. & SR 326

09/26/2023

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	103	340	132	36	448	187	116	185	62	134	166	111
Future Volume (vph)	103	340	132	36	448	187	116	185	62	134	166	111
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	225		0	230		200	300		0	215		0
Storage Lanes	1		0	1		1	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.958				0.850		0.962			0.940	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1583	1650	0	1543	1759	1524	1736	1732	0	1671	1648	0
Flt Permitted	0.225			0.353			0.402			0.315		
Satd. Flow (perm)	375	1650	0	573	1759	1524	734	1732	0	554	1648	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		17				157		10			20	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		6030			2829			2159			1520	
Travel Time (s)		91.4			42.9			32.7			23.0	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	14%	12%	6%	17%	8%	6%	4%	4%	10%	8%	12%	3%
Adj. Flow (vph)	110	362	140	38	477	199	123	197	66	143	177	118
Shared Lane Traffic (%)												
Lane Group Flow (vph)	110	502	0	38	477	199	123	263	0	143	295	0
Turn Type	pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4		4	6			2		
Detector Phase	3	8		7	4	4	1	6		5	2	
Switch Phase												
Minimum Initial (s)	4.0	25.0		4.0	25.0	25.0	4.0	17.0		4.0	17.0	
Minimum Split (s)	12.2	31.8		12.2	31.9	31.9	11.0	24.8		11.3	25.0	
Total Split (s)	19.0	85.2		12.8	79.0	79.0	15.0	41.2		19.0	45.2	
Total Split (%)	12.0%	53.9%		8.1%	49.9%	49.9%	9.5%	26.0%		12.0%	28.6%	
Maximum Green (s)	10.8	78.4		4.6	72.1	72.1	8.0	34.4		11.7	38.2	
Yellow Time (s)	4.8	4.8		4.9	4.9	4.9	4.8	4.8		5.0	5.0	
All-Red Time (s)	3.4	2.0		3.3	2.0	2.0	2.2	2.0		2.3	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	8.2	6.8		8.2	6.9	6.9	7.0	6.8		7.3	7.0	
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Vehicle Extension (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0		4.0	4.0	
Recall Mode	None	Min		None	Min	Min	None	None		None	None	
Act Effect Green (s)	55.5	51.1		42.7	39.3	39.3	31.8	23.8		38.1	27.1	
Actuated g/C Ratio	0.48	0.45		0.37	0.34	0.34	0.28	0.21		0.33	0.24	
v/c Ratio	0.38	0.68		0.15	0.79	0.32	0.45	0.72		0.48	0.73	
Control Delay	20.3	31.7		18.0	44.7	8.6	33.8	54.2		33.4	50.6	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay	20.3	31.7		18.0	44.7	8.6	33.8	54.2		33.4	50.6	
LOS	C	C		B	D	A	C	D		C	D	
Approach Delay		29.6			33.2			47.7			45.0	

Buildout - 2026 AM

Synchro 11 Report

Attachment D

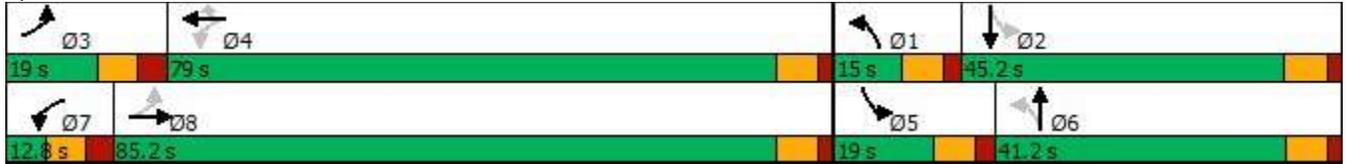
Lanes, Volumes, Timings 1: Jacksonville Rd. & SR 326

09/26/2023

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS	C			C			D			D		

Intersection Summary	
Area Type:	Other
Cycle Length:	158.2
Actuated Cycle Length:	114.7
Natural Cycle:	85
Control Type:	Actuated-Uncoordinated
Maximum v/c Ratio:	0.79
Intersection Signal Delay:	37.2
Intersection LOS:	D
Intersection Capacity Utilization	75.5%
ICU Level of Service	D
Analysis Period (min)	15

Splits and Phases: 1: Jacksonville Rd. & SR 326



Attachment D

HCM 6th Signalized Intersection Summary

1: Jacksonville Rd. & SR 326

09/26/2023

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	103	340	132	36	448	187	116	185	62	134	166	111
Future Volume (veh/h)	103	340	132	36	448	187	116	185	62	134	166	111
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1693	1722	1811	1648	1781	1811	1841	1841	1752	1781	1722	1856
Adj Flow Rate, veh/h	110	362	140	38	477	199	123	197	66	143	177	118
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	14	12	6	17	8	6	4	4	10	8	12	3
Cap, veh/h	238	433	168	188	588	506	254	269	90	292	212	142
Arrive On Green	0.06	0.37	0.37	0.03	0.33	0.33	0.07	0.20	0.20	0.09	0.22	0.22
Sat Flow, veh/h	1612	1183	457	1570	1781	1535	1753	1319	442	1697	964	643
Grp Volume(v), veh/h	110	0	502	38	477	199	123	0	263	143	0	295
Grp Sat Flow(s),veh/h/ln	1612	0	1640	1570	1781	1535	1753	0	1761	1697	0	1606
Q Serve(g_s), s	4.1	0.0	26.0	1.5	22.8	9.3	5.1	0.0	13.0	6.1	0.0	16.3
Cycle Q Clear(g_c), s	4.1	0.0	26.0	1.5	22.8	9.3	5.1	0.0	13.0	6.1	0.0	16.3
Prop In Lane	1.00		0.28	1.00		1.00	1.00		0.25	1.00		0.40
Lane Grp Cap(c), veh/h	238	0	601	188	588	506	254	0	359	292	0	354
V/C Ratio(X)	0.46	0.00	0.84	0.20	0.81	0.39	0.48	0.00	0.73	0.49	0.00	0.83
Avail Cap(c_a), veh/h	323	0	1383	224	1381	1190	276	0	652	359	0	660
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	21.7	0.0	26.9	22.6	28.5	24.0	27.4	0.0	34.6	26.6	0.0	34.6
Incr Delay (d2), s/veh	2.0	0.0	4.4	0.7	3.9	0.7	2.0	0.0	4.1	1.8	0.0	7.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.6	0.0	10.0	0.5	9.6	3.2	2.1	0.0	5.7	2.4	0.0	6.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	23.7	0.0	31.3	23.3	32.4	24.7	29.5	0.0	38.7	28.4	0.0	41.7
LnGrp LOS	C	A	C	C	C	C	C	A	D	C	A	D
Approach Vol, veh/h		612			714			386				438
Approach Delay, s/veh		29.9			29.8			35.8				37.4
Approach LOS		C			C			D				D
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	13.8	27.5	14.1	37.6	15.3	26.0	10.7	41.0				
Change Period (Y+Rc), s	* 7	7.0	* 8.2	6.9	* 7.3	* 7	* 8.2	* 6.9				
Max Green Setting (Gmax), s	* 8	38.2	* 11	72.1	* 12	* 34	* 4.6	* 78				
Max Q Clear Time (g_c+I1), s	7.1	18.3	6.1	24.8	8.1	15.0	3.5	28.0				
Green Ext Time (p_c), s	0.0	2.2	0.1	5.9	0.2	1.8	0.0	5.1				
Intersection Summary												
HCM 6th Ctrl Delay				32.4								
HCM 6th LOS				C								
Notes												
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.												

HCM 6th TWSC

2: Jacksonville Rd. & NE 77th St.

09/26/2023

Intersection						
Int Delay, s/veh	1.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	12	64	25	425	323	10
Future Vol, veh/h	12	64	25	425	323	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	200	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	0	0	0	6	6	0
Mvmt Flow	13	69	27	457	347	11

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	864	353	358	0	-	0
Stage 1	353	-	-	-	-	-
Stage 2	511	-	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-	-
Pot Cap-1 Maneuver	327	695	1212	-	-	-
Stage 1	716	-	-	-	-	-
Stage 2	606	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	320	695	1212	-	-	-
Mov Cap-2 Maneuver	320	-	-	-	-	-
Stage 1	700	-	-	-	-	-
Stage 2	606	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	12.1	0.4	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1212	-	586	-	-
HCM Lane V/C Ratio	0.022	-	0.139	-	-
HCM Control Delay (s)	8	-	12.1	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.5	-	-

Attachment D

HCM 6th AWSC

3: Jacksonville Rd. & NE 95th St.

09/26/2023

Intersection

Intersection Delay, s/veh	11.4
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	31	37	25	16	21	27	43	260	24	15	234	22
Future Vol, veh/h	31	37	25	16	21	27	43	260	24	15	234	22
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles, %	10	3	4	19	5	8	5	3	13	27	7	17
Mvmt Flow	33	39	26	17	22	28	45	274	25	16	246	23
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	9.7	9.5	11.9	11.9
HCM LOS	A	A	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	13%	33%	25%	6%
Vol Thru, %	80%	40%	33%	86%
Vol Right, %	7%	27%	42%	8%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	327	93	64	271
LT Vol	43	31	16	15
Through Vol	260	37	21	234
RT Vol	24	25	27	22
Lane Flow Rate	344	98	67	285
Geometry Grp	1	1	1	1
Degree of Util (X)	0.458	0.155	0.109	0.411
Departure Headway (Hd)	4.786	5.697	5.807	5.182
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	743	632	620	687
Service Time	2.87	3.702	3.811	3.273
HCM Lane V/C Ratio	0.463	0.155	0.108	0.415
HCM Control Delay	11.9	9.7	9.5	11.9
HCM Lane LOS	B	A	A	B
HCM 95th-tile Q	2.4	0.5	0.4	2

Attachment D

Lanes, Volumes, Timings 4: Anthony Rd. & SR 326

09/26/2023

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	55	551	24	30	620	36	31	33	29	6	77	138
Future Volume (vph)	55	551	24	30	620	36	31	33	29	6	77	138
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	500		0	500		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frts		0.994			0.992			0.958			0.916	
Flt Protected	0.950			0.950				0.984			0.999	
Satd. Flow (prot)	1752	1700	0	1736	1781	0	0	1722	0	0	1669	0
Flt Permitted	0.229			0.334				0.756			0.990	
Satd. Flow (perm)	422	1700	0	610	1781	0	0	1323	0	0	1654	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4			5			25			90	
Link Speed (mph)		45			45			40			40	
Link Distance (ft)		2069			6030			1769			3019	
Travel Time (s)		31.3			91.4			30.2			51.5	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Heavy Vehicles (%)	3%	11%	13%	4%	6%	3%	3%	5%	4%	17%	0%	6%
Adj. Flow (vph)	56	562	24	31	633	37	32	34	30	6	79	141
Shared Lane Traffic (%)												
Lane Group Flow (vph)	56	586	0	31	670	0	0	96	0	0	226	0
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	1	6		5	2			4			8	
Permitted Phases	6			2			4			8		
Detector Phase	1	6		5	2		4	4		8	8	
Switch Phase												
Minimum Initial (s)	5.0	17.0		5.0	17.0		7.0	7.0		7.0	7.0	
Minimum Split (s)	10.5	25.5		10.5	25.5		24.7	24.7		24.7	24.7	
Total Split (s)	10.5	49.0		10.5	49.0		25.2	25.2		25.2	25.2	
Total Split (%)	12.4%	57.9%		12.4%	57.9%		29.8%	29.8%		29.8%	29.8%	
Maximum Green (s)	5.0	41.5		5.0	41.5		18.5	18.5		18.5	18.5	
Yellow Time (s)	3.5	5.5		3.5	5.5		4.7	4.7		4.7	4.7	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	5.5	7.5		5.5	7.5			6.7			6.7	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	Min		None	Min		None	None		None	None	
Act Effect Green (s)	34.7	31.0		33.7	29.0			11.8			11.8	
Actuated g/C Ratio	0.56	0.50		0.55	0.47			0.19			0.19	
v/c Ratio	0.16	0.69		0.07	0.80			0.35			0.58	
Control Delay	6.3	17.7		5.7	23.4			24.5			23.3	
Queue Delay	0.0	0.0		0.0	0.0			0.0			0.0	
Total Delay	6.3	17.7		5.7	23.4			24.5			23.3	
LOS	A	B		A	C			C			C	
Approach Delay		16.7			22.6			24.5			23.3	

Buildout - 2026 AM

Synchro 11 Report

Attachment D

Lanes, Volumes, Timings 4: Anthony Rd. & SR 326

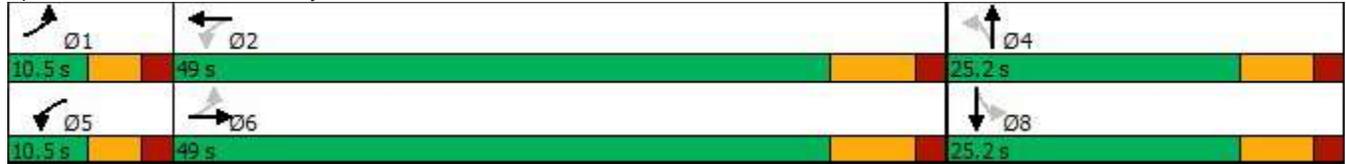
09/26/2023



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS	B			C			C			C		

Intersection Summary	
Area Type:	Other
Cycle Length:	84.7
Actuated Cycle Length:	61.7
Natural Cycle:	75
Control Type:	Actuated-Uncoordinated
Maximum v/c Ratio:	0.80
Intersection Signal Delay:	20.5
Intersection LOS:	C
Intersection Capacity Utilization	76.7%
ICU Level of Service	D
Analysis Period (min)	15

Splits and Phases: 4: Anthony Rd. & SR 326



Attachment D

HCM 6th Signalized Intersection Summary

4: Anthony Rd. & SR 326

09/26/2023

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	55	551	24	30	620	36	31	33	29	6	77	138
Future Volume (veh/h)	55	551	24	30	620	36	31	33	29	6	77	138
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1737	1707	1841	1811	1856	1856	1826	1841	1648	1900	1811
Adj Flow Rate, veh/h	56	562	24	31	633	37	32	34	30	6	79	141
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	3	11	13	4	6	3	3	5	4	17	0	6
Cap, veh/h	293	755	32	327	744	43	144	137	90	66	108	184
Arrive On Green	0.05	0.46	0.46	0.03	0.44	0.44	0.17	0.17	0.17	0.17	0.17	0.17
Sat Flow, veh/h	1767	1654	71	1753	1694	99	359	791	523	17	623	1062
Grp Volume(v), veh/h	56	0	586	31	0	670	96	0	0	226	0	0
Grp Sat Flow(s),veh/h/ln	1767	0	1724	1753	0	1793	1672	0	0	1702	0	0
Q Serve(g_s), s	1.0	0.0	16.4	0.6	0.0	19.6	0.0	0.0	0.0	1.1	0.0	0.0
Cycle Q Clear(g_c), s	1.0	0.0	16.4	0.6	0.0	19.6	2.8	0.0	0.0	7.4	0.0	0.0
Prop In Lane	1.00		0.04	1.00		0.06	0.33		0.31	0.03		0.62
Lane Grp Cap(c), veh/h	293	0	787	327	0	788	371	0	0	357	0	0
V/C Ratio(X)	0.19	0.00	0.74	0.09	0.00	0.85	0.26	0.00	0.00	0.63	0.00	0.00
Avail Cap(c_a), veh/h	354	0	1224	417	0	1273	579	0	0	600	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.4	0.0	13.1	10.4	0.0	14.7	21.2	0.0	0.0	23.1	0.0	0.0
Incr Delay (d2), s/veh	0.3	0.0	1.4	0.1	0.0	3.2	0.4	0.0	0.0	1.9	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.0	5.0	0.2	0.0	6.6	1.1	0.0	0.0	2.8	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.7	0.0	14.5	10.5	0.0	17.9	21.5	0.0	0.0	24.9	0.0	0.0
LnGrp LOS	B	A	B	B	A	B	C	A	A	C	A	A
Approach Vol, veh/h		642			701			96			226	
Approach Delay, s/veh		14.3			17.6			21.5			24.9	
Approach LOS		B			B			C			C	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	8.5	33.2		16.8	7.5	34.2		16.8				
Change Period (Y+Rc), s	5.5	7.5		6.7	5.5	7.5		6.7				
Max Green Setting (Gmax), s	5.0	41.5		18.5	5.0	41.5		18.5				
Max Q Clear Time (g_c+I1), s	3.0	21.6		4.8	2.6	18.4		9.4				
Green Ext Time (p_c), s	0.0	4.1		0.3	0.0	3.6		0.8				
Intersection Summary												
HCM 6th Ctrl Delay				17.5								
HCM 6th LOS				B								

Attachment D

Lanes, Volumes, Timings 1: Jacksonville Rd. & SR 326

09/26/2023

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	94	339	88	39	348	158	84	368	57	158	203	101
Future Volume (vph)	94	339	88	39	348	158	84	368	57	158	203	101
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	225		0	230		200	300		0	215		0
Storage Lanes	1		0	1		1	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frts		0.969				0.850		0.980			0.950	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1656	1717	0	1719	1696	1495	1719	1746	0	1703	1719	0
Flt Permitted	0.303			0.314			0.414			0.209		
Satd. Flow (perm)	528	1717	0	568	1696	1495	749	1746	0	375	1719	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		10				158		5			16	
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		6030			2829			2159			1520	
Travel Time (s)		91.4			42.9			32.7			23.0	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	9%	7%	8%	5%	12%	8%	5%	6%	11%	6%	6%	3%
Adj. Flow (vph)	99	357	93	41	366	166	88	387	60	166	214	106
Shared Lane Traffic (%)												
Lane Group Flow (vph)	99	450	0	41	366	166	88	447	0	166	320	0
Turn Type	pm+pt	NA		pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	8			4		4	6			2		
Detector Phase	3	8		7	4	4	1	6		5	2	
Switch Phase												
Minimum Initial (s)	4.0	25.0		4.0	25.0	25.0	4.0	17.0		4.0	17.0	
Minimum Split (s)	12.2	31.8		12.2	31.9	31.9	11.0	24.8		11.3	25.0	
Total Split (s)	16.4	75.6		12.8	72.0	72.0	14.0	54.8		15.0	55.8	
Total Split (%)	10.4%	47.8%		8.1%	45.5%	45.5%	8.8%	34.6%		9.5%	35.3%	
Maximum Green (s)	8.2	68.8		4.6	65.1	65.1	7.0	48.0		7.7	48.8	
Yellow Time (s)	4.8	4.8		4.9	4.9	4.9	4.8	4.8		5.0	5.0	
All-Red Time (s)	3.4	2.0		3.3	2.0	2.0	2.2	2.0		2.3	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	8.2	6.8		8.2	6.9	6.9	7.0	6.8		7.3	7.0	
Lead/Lag	Lead	Lag		Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes		Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Vehicle Extension (s)	4.0	4.0		4.0	4.0	4.0	4.0	4.0		4.0	4.0	
Recall Mode	None	Min		None	Min	Min	None	None		None	None	
Act Effect Green (s)	46.8	41.9		38.4	35.0	35.0	42.7	35.7		44.1	36.6	
Actuated g/C Ratio	0.40	0.36		0.33	0.30	0.30	0.37	0.31		0.38	0.31	
v/c Ratio	0.34	0.72		0.18	0.72	0.30	0.26	0.83		0.72	0.58	
Control Delay	24.8	41.6		23.4	46.2	7.0	23.5	52.4		43.3	37.3	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay	24.8	41.6		23.4	46.2	7.0	23.5	52.4		43.3	37.3	
LOS	C	D		C	D	A	C	D		D	D	
Approach Delay		38.6			33.2			47.6			39.4	

Buildout - 2026 PM

Synchro 11 Report

Attachment D

Lanes, Volumes, Timings 1: Jacksonville Rd. & SR 326

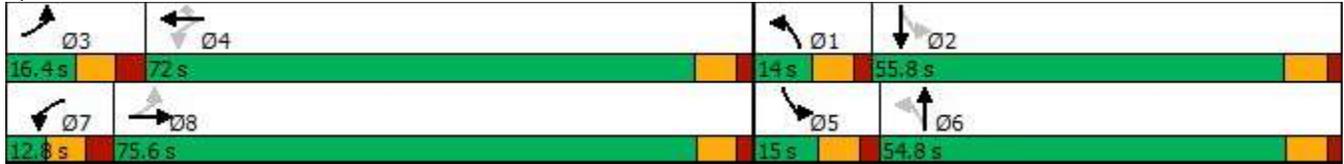
09/26/2023



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS	D			C			D			D		

Intersection Summary	
Area Type:	Other
Cycle Length:	158.2
Actuated Cycle Length:	116.8
Natural Cycle:	85
Control Type:	Actuated-Uncoordinated
Maximum v/c Ratio:	0.83
Intersection Signal Delay:	39.6
Intersection LOS:	D
Intersection Capacity Utilization	82.4%
ICU Level of Service	E
Analysis Period (min)	15

Splits and Phases: 1: Jacksonville Rd. & SR 326



Attachment D

HCM 6th Signalized Intersection Summary

1: Jacksonville Rd. & SR 326

09/26/2023

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	94	339	88	39	348	158	84	368	57	158	203	101
Future Volume (veh/h)	94	339	88	39	348	158	84	368	57	158	203	101
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1767	1796	1781	1826	1722	1781	1826	1811	1737	1811	1811	1856
Adj Flow Rate, veh/h	99	357	93	41	366	166	88	387	60	166	214	106
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	9	7	8	5	12	8	5	6	11	6	6	3
Cap, veh/h	236	421	110	177	475	416	335	452	70	257	371	184
Arrive On Green	0.06	0.31	0.31	0.03	0.28	0.28	0.05	0.30	0.30	0.08	0.32	0.32
Sat Flow, veh/h	1682	1374	358	1739	1722	1510	1739	1531	237	1725	1143	566
Grp Volume(v), veh/h	99	0	450	41	366	166	88	0	447	166	0	320
Grp Sat Flow(s),veh/h/ln	1682	0	1732	1739	1722	1510	1739	0	1768	1725	0	1709
Q Serve(g_s), s	4.2	0.0	24.3	1.7	19.5	8.9	3.5	0.0	23.8	6.7	0.0	15.6
Cycle Q Clear(g_c), s	4.2	0.0	24.3	1.7	19.5	8.9	3.5	0.0	23.8	6.7	0.0	15.6
Prop In Lane	1.00		0.21	1.00		1.00	1.00		0.13	1.00		0.33
Lane Grp Cap(c), veh/h	236	0	531	177	475	416	335	0	522	257	0	555
V/C Ratio(X)	0.42	0.00	0.85	0.23	0.77	0.40	0.26	0.00	0.86	0.65	0.00	0.58
Avail Cap(c_a), veh/h	276	0	1192	210	1121	983	369	0	849	257	0	834
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	25.7	0.0	32.5	27.3	33.3	29.5	23.4	0.0	33.2	25.3	0.0	28.0
Incr Delay (d2), s/veh	1.7	0.0	5.4	0.9	3.8	0.9	0.6	0.0	6.4	6.3	0.0	1.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.7	0.0	10.3	0.7	8.2	3.2	1.4	0.0	10.5	3.0	0.0	6.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	27.4	0.0	37.9	28.2	37.1	30.4	24.0	0.0	39.7	31.6	0.0	29.4
LnGrp LOS	C	A	D	C	D	C	C	A	D	C	A	C
Approach Vol, veh/h		549			573			535				486
Approach Delay, s/veh		36.0			34.5			37.1				30.1
Approach LOS		D			C			D				C
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	12.0	39.5	14.0	34.5	15.0	36.5	10.9	37.6				
Change Period (Y+Rc), s	* 7	7.0	* 8.2	6.9	* 7.3	* 7	* 8.2	* 6.9				
Max Green Setting (Gmax), s	* 7	48.8	* 8.2	65.1	* 7.7	* 48	* 4.6	* 69				
Max Q Clear Time (g_c+I1), s	5.5	17.6	6.2	21.5	8.7	25.8	3.7	26.3				
Green Ext Time (p_c), s	0.0	2.7	0.1	4.3	0.0	3.7	0.0	4.3				
Intersection Summary												
HCM 6th Ctrl Delay			34.5									
HCM 6th LOS			C									
Notes												
* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.												

HCM 6th TWSC
2: Jacksonville Rd. & NE 77th St.

09/26/2023

Intersection						
Int Delay, s/veh	1.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	13	43	72	503	392	15
Future Vol, veh/h	13	43	72	503	392	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	200	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	0	6	4	0
Mvmt Flow	14	47	78	547	426	16

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	1137	434	442	0	0
Stage 1	434	-	-	-	-
Stage 2	703	-	-	-	-
Critical Hdwy	6.4	6.2	4.1	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-
Follow-up Hdwy	3.5	3.3	2.2	-	-
Pot Cap-1 Maneuver	225	626	1129	-	-
Stage 1	658	-	-	-	-
Stage 2	495	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	209	626	1129	-	-
Mov Cap-2 Maneuver	209	-	-	-	-
Stage 1	613	-	-	-	-
Stage 2	495	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.8	1.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1129	-	428	-	-
HCM Lane V/C Ratio	0.069	-	0.142	-	-
HCM Control Delay (s)	8.4	-	14.8	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0.2	-	0.5	-	-

Attachment D

HCM 6th AWSC

3: Jacksonville Rd. & NE 95th St.

09/26/2023

Intersection

Intersection Delay, s/veh	13.1
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	29	25	21	16	44	4	40	384	18	8	231	32
Future Vol, veh/h	29	25	21	16	44	4	40	384	18	8	231	32
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Heavy Vehicles, %	9	8	5	13	5	25	10	5	6	13	12	10
Mvmt Flow	30	26	22	16	45	4	41	396	19	8	238	33
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay	9.8	9.9	15.2	11.3
HCM LOS	A	A	C	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	9%	39%	25%	3%
Vol Thru, %	87%	33%	69%	85%
Vol Right, %	4%	28%	6%	12%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	442	75	64	271
LT Vol	40	29	16	8
Through Vol	384	25	44	231
RT Vol	18	21	4	32
Lane Flow Rate	456	77	66	279
Geometry Grp	1	1	1	1
Degree of Util (X)	0.609	0.127	0.112	0.388
Departure Headway (Hd)	4.813	5.919	6.116	5.005
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	743	609	589	710
Service Time	2.892	3.922	4.119	3.095
HCM Lane V/C Ratio	0.614	0.126	0.112	0.393
HCM Control Delay	15.2	9.8	9.9	11.3
HCM Lane LOS	C	A	A	B
HCM 95th-tile Q	4.2	0.4	0.4	1.8

Attachment D

Lanes, Volumes, Timings 4: Anthony Rd. & SR 326

09/26/2023

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	125	504	26	25	517	13	28	87	27	3	34	71
Future Volume (vph)	125	504	26	25	517	13	28	87	27	3	34	71
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	500		0	500		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frts		0.993			0.996			0.974			0.911	
Flt Protected	0.950			0.950				0.990			0.999	
Satd. Flow (prot)	1736	1717	0	1736	1734	0	0	1689	0	0	1580	0
Flt Permitted	0.336			0.403				0.915			0.989	
Satd. Flow (perm)	614	1717	0	736	1734	0	0	1561	0	0	1564	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		4			2			13			74	
Link Speed (mph)		45			45			40			40	
Link Distance (ft)		2069			6030			1769			3019	
Travel Time (s)		31.3			91.4			30.2			51.5	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Heavy Vehicles (%)	4%	10%	8%	4%	9%	15%	19%	4%	12%	33%	0%	13%
Adj. Flow (vph)	130	525	27	26	539	14	29	91	28	3	35	74
Shared Lane Traffic (%)												
Lane Group Flow (vph)	130	552	0	26	553	0	0	148	0	0	112	0
Turn Type	pm+pt	NA		pm+pt	NA		Perm	NA		Perm	NA	
Protected Phases	1	6		5	2			4			8	
Permitted Phases	6			2			4			8		
Detector Phase	1	6		5	2		4	4		8	8	
Switch Phase												
Minimum Initial (s)	5.0	17.0		5.0	17.0		7.0	7.0		7.0	7.0	
Minimum Split (s)	10.5	25.5		10.5	25.5		24.7	24.7		24.7	24.7	
Total Split (s)	10.5	48.2		10.5	48.2		26.0	26.0		26.0	26.0	
Total Split (%)	12.4%	56.9%		12.4%	56.9%		30.7%	30.7%		30.7%	30.7%	
Maximum Green (s)	5.0	40.7		5.0	40.7		19.3	19.3		19.3	19.3	
Yellow Time (s)	3.5	5.5		3.5	5.5		4.7	4.7		4.7	4.7	
All-Red Time (s)	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	5.5	7.5		5.5	7.5			6.7			6.7	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	Min		None	Min		None	None		None	None	
Act Effect Green (s)	37.2	36.3		34.9	31.9			11.5			11.5	
Actuated g/C Ratio	0.63	0.62		0.59	0.54			0.20			0.20	
v/c Ratio	0.26	0.52		0.05	0.59			0.47			0.31	
Control Delay	6.8	13.9		5.5	17.6			28.7			13.8	
Queue Delay	0.0	0.0		0.0	0.0			0.0			0.0	
Total Delay	6.8	13.9		5.5	17.6			28.7			13.8	
LOS	A	B		A	B			C			B	
Approach Delay		12.5			17.1			28.7			13.8	

Buildout - 2026 PM

Synchro 11 Report

Attachment D

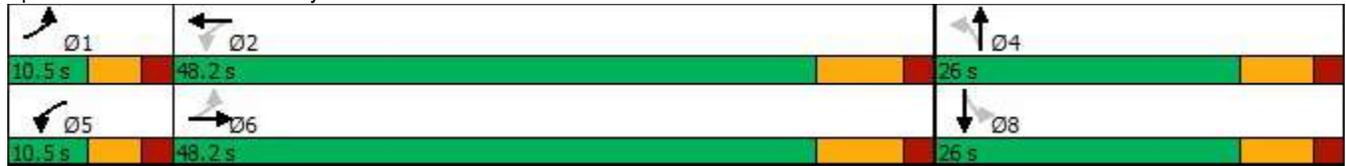
Lanes, Volumes, Timings 4: Anthony Rd. & SR 326

09/26/2023

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Approach LOS	B			B			C			B		

Intersection Summary	
Area Type:	Other
Cycle Length:	84.7
Actuated Cycle Length:	58.8
Natural Cycle:	70
Control Type:	Actuated-Uncoordinated
Maximum v/c Ratio:	0.59
Intersection Signal Delay:	15.9
Intersection LOS:	B
Intersection Capacity Utilization:	65.8%
ICU Level of Service:	C
Analysis Period (min):	15

Splits and Phases: 4: Anthony Rd. & SR 326



Attachment D

HCM 6th Signalized Intersection Summary

4: Anthony Rd. & SR 326

09/26/2023

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	125	504	26	25	517	13	28	87	27	3	34	71
Future Volume (veh/h)	125	504	26	25	517	13	28	87	27	3	34	71
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1752	1781	1841	1767	1678	1618	1841	1722	1411	1900	1707
Adj Flow Rate, veh/h	130	525	27	26	539	14	29	91	28	3	35	74
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %	4	10	8	4	9	15	19	4	12	33	0	13
Cap, veh/h	380	728	37	349	665	17	116	158	44	76	75	152
Arrive On Green	0.08	0.44	0.44	0.03	0.39	0.39	0.14	0.14	0.14	0.14	0.14	0.14
Sat Flow, veh/h	1753	1652	85	1753	1714	45	222	1162	323	18	555	1117
Grp Volume(v), veh/h	130	0	552	26	0	553	148	0	0	112	0	0
Grp Sat Flow(s),veh/h/ln	1753	0	1737	1753	0	1759	1708	0	0	1690	0	0
Q Serve(g_s), s	2.1	0.0	13.1	0.4	0.0	14.1	0.9	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	2.1	0.0	13.1	0.4	0.0	14.1	4.0	0.0	0.0	3.1	0.0	0.0
Prop In Lane	1.00		0.05	1.00		0.03	0.20		0.19	0.03		0.66
Lane Grp Cap(c), veh/h	380	0	766	349	0	682	318	0	0	303	0	0
V/C Ratio(X)	0.34	0.00	0.72	0.07	0.00	0.81	0.47	0.00	0.00	0.37	0.00	0.00
Avail Cap(c_a), veh/h	408	0	1409	470	0	1427	726	0	0	722	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	9.9	0.0	11.5	9.7	0.0	13.7	20.4	0.0	0.0	20.0	0.0	0.0
Incr Delay (d2), s/veh	0.5	0.0	1.3	0.1	0.0	2.4	1.1	0.0	0.0	0.7	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	0.0	3.7	0.1	0.0	4.4	1.5	0.0	0.0	1.1	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	10.4	0.0	12.8	9.8	0.0	16.1	21.5	0.0	0.0	20.8	0.0	0.0
LnGrp LOS	B	A	B	A	A	B	C	A	A	C	A	A
Approach Vol, veh/h		682			579			148			112	
Approach Delay, s/veh		12.3			15.8			21.5			20.8	
Approach LOS		B			B			C			C	
Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.7	26.9		13.5	7.0	29.6		13.5				
Change Period (Y+Rc), s	5.5	7.5		6.7	5.5	7.5		6.7				
Max Green Setting (Gmax), s	5.0	40.7		19.3	5.0	40.7		19.3				
Max Q Clear Time (g_c+I1), s	4.1	16.1		6.0	2.4	15.1		5.1				
Green Ext Time (p_c), s	0.0	3.4		0.5	0.0	3.4		0.4				
Intersection Summary												
HCM 6th Ctrl Delay				15.2								
HCM 6th LOS				B								