

Exhibit "B"

Emerald Road Extension – Land Costs Calculations for Marion County Utilities (MCU)

OCE Project Name: Emerald Road Extension
OCE Project #'s: TIP073865 & STC073865

Prepared By: Doug Hinton
Date Prepared: 10/29/2024

<u>Subject Parcel</u>	
Parcel ID:	37508-000-00
Property Owner:	Marion County
Property Address:	161 Oak Circle

<u>Site Data</u>		
Parent Tract		
Size:	503.98 acres	
Zoning:	GU, Government Use	
Land Use:	8640, County Service Facilities	
Use:	Waste sprayfield	
Taking Area		
Right of Way:	14.00 acres	609,990 sf
Drainage Retention Areas (DRA's):		
DRA #3:	2.73 acres	118,917 sf
DRA #4:	2.25 acres	97,901 sf
DRA #5:	1.82 acres	79,334 sf
Total Taking Area:	20.80 acres	906,142 sf
Zoning/Land Use:	same as above	
Remainder Parcel:	483.18 acres	
Improvements:	Paved roadway, drainage facilities	

<u>Market Value Estimate (MVE):</u>	
MVE derived from Exhibit A, "City of Ocala-Spray Field Appraisal" data	
Exhibit A - Taking Size:	10.33 acres
Exhibit A - MVE:	\$392,500.00
Exhibit A - Calculated MVE/acre:	\$ 37,996.13 /acre
MVE calculated for MCU subject parcel	
MVE/acre:	\$ 38,000.00 /acre
Taking Size:	20.80 acres
MVE:	\$ 790,482.00