

Facility Name: Massey Ranch Airpark		Inspection Date: 8/21/2025	
Facility Type: Airport		Status: Active	
Inspector: David Smith			
Location ID: X50	FAA Site No.: 03387.2*A	FDOT District: 5	
3.00 Miles S of New Smyrna Beach		County: Volusia	
ARP Latitude: 28° 58' 44.10	Source: Estimated	Ownership: Private	
ARP Longitude: 80° 55' 29.20		Use: Public	
Elevation: 12	Source: Surveyed	Sectional Chart: JACKSONVILLE	

Note: Primary contact shows below with a background.

Facility Owner: Massey Ranch Airpark, Inc.	Facility Physical Address
Address: PO Box 1947	Address: 635 Airpark Rd
City: New Smyrna Beach State: FL ZIP: 32170	City: Edgewater State: FL ZIP: 32132
Phone: (386) 428-3818 Fax:	Phone: (386) 428-3818
Email: masseyranchairpark@hotmail.com	
Owner Representative: John Massey	Facility Manager: Dorian Massey
Address: Massey Ranch Airpark 635 Airpark Rd	Address: 635 Airpark Rd
City: Edgewater State: FL ZIP: 32132	City: Edgewater State: FL ZIP: 32132
Phone: (386) 427-3100	Phone: (386) 689-8246
Email: john@masseyproperties.com	Email: dorianmassey@gmail.com

Acres: 12	Residential Airpark: Yes	Beacon:
Section: 31	Township: 17S Range: 34E	Wind Indicator: Yes Lighted: Yes
Lighting Schedule:		Notes:
Attendance Schedule: Month/Day/Hour		Segmented Circle: No Lighted: No
ALL / SAT-SUN / IREG		Facility Website: https://www.masseyproperties.com/Massey-Ranch-Airpark
ALL / MON-FRI / 0900-1700		Ask in any new facility aeriels/photos are available

Based Aircraft					
Year: 2010	Single Engine: 75	Jet Engine: 1	Glider: 4	Ultralight: 1	
Source: Inspector	Multi Engine: 12	Helicopter: 5	Military:	Seaplane:	
Total Based Aircraft:					

Annual Operations			
Year:	Air Carrier:	Air Taxi:	GA Local:
End Date:	Commuter:	Military:	GA Itinerant:
Total Annual Operations:			

FAR 139 Certificated

FAA NavCom	
FSS ID: <input checked="" type="checkbox"/> PIE	Clearance Delivery: <input type="checkbox"/>
FSS on Airport: <input checked="" type="checkbox"/> No	Ground Control: <input type="checkbox"/>
Toll Free: <input checked="" type="checkbox"/> (800) WX-BRIEF	Control Tower: <input type="checkbox"/>
VorTac: <input checked="" type="checkbox"/> OMN 112.6 153d/21.8 nm	Approach Control: <input checked="" type="checkbox"/> 125.350
AWOS/ASOS: <input type="checkbox"/>	Unicom: <input checked="" type="checkbox"/> 122.700
Instrument Approach: <input checked="" type="checkbox"/> RNAV(GPS)	ATIS: <input type="checkbox"/>
	CTAF: <input checked="" type="checkbox"/> 122.700

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Services

Fuel:

A ☒ Self Service
 A1 ☐
 A1+ ☐
 B ☐
 B+ ☐
 Diesel ☐
 E85 ☐
 G100UL ☐
 Mogas ☐
 SAF ☐
 UL102 ☐
 80 ☐
 85UL ☐
 87 ☐
 91/96 ☐
 91/96UL ☐
 100 ☐
 100LL ☒ Self Service
 100VLL ☐
 115 ☐

Bottle Oxygen:

High ☐
 Low ☐

Bulk Oxygen:

High ☐
 Low ☐

Transient Storage:

Buoy ☐
 Hangar ☐
 Tie Downs ☒

Airframe:

Major ☒
 Minor ☒

Power Plant:

Major ☒
 Minor ☒

Other Services:

Aerial Surveying ☐
 Air Ambulance ☐
 Air Freight ☐
 Aircraft Rental ☒
 Aircraft Sales ☐
 Avionics ☒
 Beaching Gear ☐
 Car Rental ☒
 Cargo ☐
 Courtesy Car ☐
 Charter ☐
 Crop Dusting ☐
 Glider ☐
 Glider Towing ☐
 Instruction ☒
 Internet ☐
 Lodging ☐
 Parachute Jumping Area ☐
 Restaurant ☐
 Restrooms ☒
 Taxi ☒
 Telephone ☒

Aircraft Charging Stations:

Electric Charging Stations ☐
 Hydrogen Charging Stations ☐
 Battery Charging Stations ☐
 Solar Charging Stations ☐
 Auto Charging Stations ☐

Aircraft Electric Charging Power Rating:

Alternating Current ☐
 Direct Current ☐

Aircraft Electric Charging Station Plug Type

AC - J1772 ☐
 AC - Mennekes ☐
 DC - GB/T ☐
 DC - CCS Type1 ☐
 DC - CCS Type2 ☐
 DC - MCS ☐
 DC - CHAdeMO ☐
 Other ☐

Support Infrastructure:

Passenger Waiting Facility ☐
 Aircraft Tug Station ☐
 Deicing Equipment ☐
 Battery Thermal Conditioning System ☐
 Maintenance Platforms, Ladders, Inspection ☐
 Provider of Services ☐
 Fire Suppression/Extinguishing System ☐

Aircraft Cabin Thermal Conditioning Equipment ☐

Passenger/Cargo Loading Equipment ☐

Aircraft Electric Charger Power Output:

Number of Aircraft Electric Charging Stations:

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Runway ID	Status	Dimension	Surface	Condition	Lights
18/36	Existing	4,270 x 60	Asph	Fair	LIRL

Comments:

RWY 18

FAR 77 Category A(V).

RWY 36

FAR 77 Category A(V).

Approach ratio required is RWY 18 20:1 and RWY 36 20:1.

Primary surface required is 250 feet wide.

Transitional surface required is 0:1.

Safety area required extends 240 feet beyond each runway end.

Runway 18

	Latitude	Longitude	Source	Slope	Marking	VGSI	REIL	Rt Traffic	Approach
18	28° 59' 04.6	80° 55' 31.8	Surveyed	4:1	NPI-F	N	No	No	NONE

Obstruction Data

	Close-in Obstruction	Displacement Distance	Slope	Controlling Obstruction	Marked/ Lighted	Height Above Runway	Distance From Runway	Direction From Runway End	Controllin g Offset
Primary Surface	No		4:1	ROAD		17 ft	275 ft	Before Runway End	125 ft L
Runway End	No		15:1	TREES		52 ft	795 ft	Before Runway End	125 ft L
Marked Displaced Threshold	No	226 ft	20:1	TREES		52 ft	795 ft	Before Runway End	125 ft L
Required Displaced Threshold									

Runway 36

	Latitude	Longitude	Source	Slope	Marking	VGSI	REIL	Rt Traffic	Approach
36	28° 58' 22.6	80° 55' 26.5	Surveyed	10:1	NPI-F	N	No	No	NONE

Obstruction Data

	Close-in Obstruction	Displacement Distance	Slope	Controlling Obstruction	Marked/ Lighted	Height Above Runway	Distance From Runway	Direction From Runway End	Controllin g Offset
Primary Surface	No		10:1	ROAD		15 ft	360 ft	Before Runway End	125 ft L
Runway End	No		14:1	TREES		40 ft	595 ft	Before Runway End	125 ft L
Marked Displaced Threshold	No	200 ft	20:1	TREES		40 ft	595 ft	Before Runway End	125 ft L
Required Displaced Threshold									

Primary Surface and Safety Area

Object	Latitude	Longitude	Survey/ Estimate	Distance from Centerline	Direction from Centerline	Fixed by Height	Function	Frangible	Marked	Aeronautical Study	Determination
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Declared Distances

Runway	18/36	TORA	TODA	ASDA	LDA
18		4,270	4,270	4,270	4,045
36		4,270	4,270	4,360	4,070

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Deficiencies

Inspection Date 8/21/25

Next Inspection 8/31/26

Mitigated Deficiencies

Rwy End: 18 In accordance with Chapter 14-60.007(2)(c)1.b., FAC. – For a runway that is paved, that is to be used by an aircraft that weighs less than or equal to 12,500 pounds, and that has a visual landing approach: the approach surface ratio is 20:1.

Runway 18 approach surface ratio is 4:1 due to road 17 feet tall, 275 feet before the approach end of the runway, 125 feet left of centerline.

Runway 18 approach is displaced 226 feet.

Rwy End: 36 In accordance with Chapter 14-60.007(2)(c)1.b., FAC. – For a runway that is paved, that is to be used by an aircraft that weighs less than or equal to 12,500 pounds, and that has a visual landing approach: the approach surface ratio is 20:1.

Runway 36 approach surface ratio is 10:1 due to road 15 feet tall, 360 feet before the approach end of the runway, 125 feet left of centerline.

Runway 36 approach is displaced 200 feet.

License

Effective: 12/01/2025

Category: Public

Limitations: ☐ Day Use Only

Expires: 11/01/2026

☐ VFR Use Only

Conditions:

The department may revoke, refuse to allow or issue, any license or license renewal, if it determines that the airport does not comply with the conditions of the license, license renewal, or site approval or that the airport has become unsafe or unusable for flight operation due to physical or legal changes that were the subject of approval pursuant to Section 330.30(2)(e), F.S.

A. This Airport has the following landing areas and approach limitations.

1. Runway 18/36 is available for non-precision instrument and visual approaches only.

a. Runway 18 is FAR 77 category A(V).

b. Runway 36 is FAR 77 category A(V).

2. Runway 18 threshold is displaced 226 feet.

3. Runway 36 threshold is displaced 200 feet.

Additional Licensing Remarks: