

**Moody Appraisal**  
Real Estate Appraisal & Consulting

**An excellent source for commercial, industrial and uncommon residential valuation,  
including environmental, wetland and highest and best use analysis.**

**APPRAISER QUALIFICATIONS**

**CARL E. MOODY**

State Certified General Real Estate Appraiser

(RZ1417)

Carlemoody@moodyappraisal.com

**EXPERIENCE AND GENERAL BACKGROUND**

**Moody Appraisal** is a Jacksonville, Florida based appraisal business serving commercial, industrial and residential clients in northeast Florida. Carl E. Moody the principal appraiser has Twenty-Four (25) years of appraisal experience in commercial, industrial and residential properties. With his background **Moody Appraisal** is able to offer in depth research capabilities with attention to the details of Market Conditions, Financing, Arms Length transaction verification and income and market sale support. ***Full narrative or form appraisal or consulting reports are offered*** containing selected information such as absorption analysis, demand analysis, concurrency review, traffic counts, water and sewer connections/availability, environmental checklist, wetland analysis, overall rate and discount rate support, discounted cash flow analysis, replacement cost estimation and general highest and best use market analysis. Carl E. Moody has appraised many **types of properties**, including single and multiple occupant commercial (retail, office), industrial, residential, historic and vacant land parcel properties. **Specific properties** include professional offices, medical clinics, commercial retail strip centers, freestanding retail, warehouses, single family, apartments, special purpose properties and multi-acre land parcels. Carl E. Moody has qualified as an expert witness in the Duval County Circuit Court.

**ALL APPRAISAL PERFORMED UNDER UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP) AND FINANCIAL INSTITUTIONS REFORM, RECOVERY AND ENFORCEMENT ACT (FIRREA)**

**University Degree/License/Registration/professional affiliations**

- BS-Finance Business Administration Florida State University
- State Certified General Real Estate Appraiser, RZ1417, Fl.
- Associate member of the Appraisal Institute
- Associate member of the Northeast Fla. Association of Realtors
- Associate member of the Institute of Real Estate Management

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**CONTINUING PROFESSIONAL DEVELOPMENT**

FLORIDA STATE UNIVERSITY: BS-Finance, School of Business Administration 1970

UNIVERSITY OF FLORIDA: Real Estate Fundamentals, Finance, Investments, Valuation,  
Construction Techniques, Market Research 1972

APPRAISAL INSTITUTE:

Standards of Professional Appraisal Practice & Fl. Law Update  
1984, 1994, 1996, 1997, 1998, 1999, 2000, 2002, 2004

Narrative Residential Reports	1984
Residential Valuation	1987
Sale Comparable Analysis	1987
HP-12C Financial Analysis	1987
Accrued Depreciation	1994
Limited Commercial & Residential Appraisals	1994
Fl. Commercial Construction & Appraisal of Retail Properties	1996
Residential Construction (Materials & Methods)	1996
New Industrial Valuation	1997
Litigation Skills	1997
Appraisal of Real Estate, the 10 <sup>th</sup> and 11 <sup>th</sup> Editions Review	1998
Appraising from Blueprints and Specifications	1998
Appraisal Office Management	1998
Florida Real Estate Appraisal Board	1999
FHA Homebuyer Protection Plan & Appraisal Process	1999
Residential Highest & Best Use	2000
Appraisal of Non-Conforming Uses	2000
Appraisal Fraud-Appraiser Responsibilities & Liabilities	2001
1031 Exchange	2001
Gram-Leach Bliley Act	2002
Mark to Market (Updating the Commercial Balance Sheet)	2002
Appraising Manufactured Housing	2004
Appraisal Review-Residential	2004
Analyzing Operating Expenses	2004
Subdivision Valuation	2006
Advanced Income Capitalization	2006

MARSHALL-SWIFT

Residential Construction Costing 1984

FLORIDA REAL ESTATE INSTITUTE

Capitalization Theory & Techniques	1991
Real Estate Broker Course and State Exam (Pass)	1991
State Certified General Appraisal License Review and State Exam	1992
Appraising Timberland	1996

FLORIDA TRUST HISTORIC PROPERTIES

Buying & Selling in an Historic Neighborhood 1999

PHILLIP WILSON

How to Appraise a Business 2002