

Moody Appraisal
Real Estate Appraisal & Consulting

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 Thirty-one (31) 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, income and market sale support. **Full narrative reports, form appraisal reports or consulting reports are offered.** Additional information offered in these reports available upon request. Carl E. Moody has appraised many **types of properties**, including single and multiple occupant commercial, industrial and retail 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. *Note: in 1970 I took a loan administration job with "Charter Advisory Company (CAC)" the administration company for Guardian Real Estate Investors, a REIT, with Jack Uible as director. CAC was a wholly owned subsidiary of a public Florida mortgage bank, Raymond Mason's "Charter Company". I left this job to go back to college to pick up some real estate and real estate valuation courses. 1982 marked my formal entry into the real estate appraisal arena that lasted 10 years with Broom, Cantrell, Moody & Johnson later incorporated as Broom, Moody, Johnson and Grainger. From this start I began my career as an independent appraiser contractor in 1992. In 2005 I took an administrative appraisal review job with Greenlink, LLC, an appraisal management company of Wachovia Bank, N.A. Commercial and residential administrative appraisal review work was completed at that date for just over 1 year. I left this employment to go back into private appraisal practice. More recently (May, 2010) I have been employed, part-time, supplementing my appraisal fee income, by Atria Senior Living, an assisted living community near Mayo Clinic, bought later by Ventas, another REIT.*

ALL APPRAISALS PERFORMED UNDER UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP) AND THE NEWLY ADOPTED (12-10-2010) INTERAGENCY APPRAISAL AND EVALUATION GUIDELINES WHEN APPLICABLE IN FEDERAL FINANCIAL INSTANCES.

University Degree/License/Registration/professional affiliations

- BS-Business Administration Florida State University (1970)
- State-Certified General Real Estate Appraiser, RZ1417, Fl.
- Candidate for MAI Designation with the Appraisal Institute
- Associate member of the Northeast Fla. Association of Realtors

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Partial List of Clients/Employers

Commercial Clients

Akel, Fred (Here's Fred)
Atlantic Distributors (Light Industrial Distribution Warehouse)
Bellsouth C/O Truevance Management Inc.
Conrad, Jack
Deloach Furniture
Happy, Henry-Estate (Commercial Property with improved warehouse)
Jax Bargain Plywood (Light Industrial/Commercial)
Mehlhoff, Carol & Brett (Multiple unit office building)
MUR, Inc. (Restaurant Business)
Quikrete Concrete
Quackenbush (Plumber)
Sage, Robert & Mary (Sage Drycleaners)
Tomlinson, Fred (Insurance)
Waldoch, George (beekeeper)

Contractor-Developers

Chavin, Michael (Land Developer, Site Contractor)
Contract Drilling & Blasting
Simonds, Bruce P. Contractor
Slaughter Construction
DR Horton (Condo Development Insurable Value)

Industrial Clients

American Art Clay (Clay Manufacturer)
Arlington Wrecker (Wrecking, Trucking, Transport)
Bayer Clothing Group (Clothing Manufacturer/Warehousing)
Browning, Ferris-Industries (Recycling, Plastics, Glass, Paper)
Driggers Auto Body
Dwyer Precision (Medical Equipment Manufacturer)
Gray, Mary & Emory (Demolition, Blasting)
Griswold concrete
Pumpco, Inc. (concrete pumping)
Quality Inspection Services, Inc. (Light Industrial)
Quikrete Concrete
Riteway Laundry & Dry Cleaners
Sage Drycleaners
Waste Services of Florida, Inc.

Institutional Clients

American General Financial
Ameris Bank
AmSouth Bank
BB&T (Vacant parcels in Nassau County)
Bridge Capital
Century Bank
Coastal Bank of Georgia
Compass Bank C/O CB Richard Ellis
CU Business Capital LLC
Clay County Engineering Department, Shawn Thomas
Duval county Schools Real Estate Department
Eastport Baptist Foundation
Grand Lodge F.& A.M. of Florida
Haven Trust Bank
Jacksonville Housing
Jacksonville Port Authority
Jacksonville Urban League

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Mercantile Bank
Monticello Bank
Oceanside Bank
Peoples First Community Bank
Planning and Development Department of Jacksonville, FL
Prosperity Bank
Sandpiper Ocean Condominium
Saint Thomas Missionary Baptist Church
Shands Jacksonville Hospital
APAR Council, Inc. (Preservation Group)
Wachovia Bank N.A./Greenlink LLC/Wachovia Settlement Services
Wachovia Mortgage
Wells Fargo Bank

Brokers-Investors-Managers

Belding, Steve (Investor)
Community Association Management, Kathy Melton
Conte, Nick (73 Acres of single family land)
Cory, Cynthia
Elks Building Partners LP
Falcone, GRI (R.E. Broker)
First Coast Realty Management
Hitchcock, David (Office property investor)
Julian Wood Trust (40 commercial, industrial and residential properties)
Kingdom Property Management (Condo Association Property)
Martin, Michele & Keith Hoffses (architects, investors, developers)
McDaniel Partnership, LLC (60 unit Apartment)
Midtown Centre (Roger Kellogg, Kevin Jensen)
Moore, Jo (commercial property manager)
Porter, Mike (Owner Commercial strip center)
Rizzetta & Company (Condo Association Common Interests)
Southeastern Management Co.
TDO Management Services
The Pelican Group, Inc. (Shopping Center Investors/Managers)
Welch, Charles (Broker-Contractor)

Professional Clients

Barnes, Chalmers H. (Attorney at Law)
Bowlus, Michael, Attorney
Bowman, Ray (Professor)
Broom, Moody, Johnson and Grainger (appraisers)
Forbes, John R. (Attorney)
Hudson, David (Financial Planner)
Keenan, James T. (Attorney)
Patterson, Steve (Editor with Jacksonville Times Union)
Shakib, Christopher (Attorney)
Shah, Atul M. (Psychiatric)
Sohn, Gerald, Attorney
Terrell Hogan (Attorneys)
Trekell, John T. (Attorney)
Vetere, Anthony (M.D.)
Ward, James (Accountant)
Wood, Wayne (Historic Preservation)

Residential Clients (numerous)

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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	Current
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 th and 11 th 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
Business Practice and Ethics	2007
Office Building Valuation: A Contemporary Perspective	2008
The Valuation of Wetlands	2008
Analyzing Distressed Real Estate	2010
Fundamentals of Separating Real and Intangible Property	2012
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
INVESTING IN COMMERCIAL REAL ESTATE WITHIN AN IRA-N. Amercian Title	2013
FLORIDA TRUST HISTORIC PROPERTIES Buying & Selling in an Historic Neighborhood	1999
PHILLIP WILSON How to Appraise a Business	2002
SHANNON P. PRATT Valuing Small businesses & Professional Practices (Reading/Study)	2008
CORNERSTONE APPRAISAL EDUCATION, INC	
Land Valuation	2010
Wetland Valuation	2010
Market Analysis – Highest and Best Use	2010