

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 Twenty-Nine (29) 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 reports, form appraisal report 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 valuation analysis, overall rate and discount rate support for market risk, 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. *Note: in 1970 I took a loan administration job with "Guardian Mortgage Advisors" the administration company for Raymond Mason's Guardian Mortgage Investors, A REIT, I left this job to go back to college to pick up some real estate and real estate valuation courses. 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.*

ALL APPRAISAL 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.
- Associate member of the Appraisal Institute
- Associate member of the Northeast Fla. Association of Realtors

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Partial List of Clients/Employers

Institutional Clients

American General Financial
Ameris Bank
AmSouth Bank
BB&T
Bridge Capital
Century Bank
Coastal Bank of Georgia
Compass Bank C/O CB Richard Ellis
CU Business Capital LLC
Duval County Schools Real Estate Department
Eastort Baptist Church
First South Bank
Florida Baptist Foundation
Grand Lodge F. & A.M. of Florida
Haven Trust Bank
Jacksonville Housing
Jacksonville Port Authority
Jacksonville Urban League
Mercantile Bank
Midtown Centre (Roger Kellogg, Kevin Jensen)
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
SPAR Council, Inc. (Preservation Group)
Wachovia Bank N.A./Greenlink LLC/Wachovia Settlement Services
Wachovia Mortgage

Commercial Clients

Conrad, Jack
Cory, Cynthia (R. E. Broker/investor)
Deloach Furniture
Falcone, GRI (R.E. broker)
Hitchcock, David (Office property investor)
McDaniel, Barbara & Mitchell (Apartment Investors-Managers)
Moore, Jo (commercial property manager)
MUR, Inc. (Restaurant Business)
Porter, Mike (Owner Commercial strip center)
Quikrete Concrete
Quackenbush (Plumber)
Southeastern Management Co.
Steve Belding (Investor)
The Pelican Group, Inc. (Shopping Centers Investors/Managers)
Tomlinson, Fred (Insurance)
Waldoch, George (beekeeper)

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Welch, Charles (Broker-Contractor)

Industrial Clients

American Art Clay (Clay Manufacturer)
Arlington Wrecker (Wrecking, Trucking, Transport)
Bayer Clothing Group (Clothing Manufacturer)
Browing, Ferris Industries (Recycling Plastics, Glass, paper)
Driggers Auto Body
Dwyer Precision (Medical Equipment Manufacturer)
Gray, Mary & Emory (Demolition, Blasting)
Griswold Concrete
Pumco, Inc. (concrete pumping)
Quikrete Concrete
Riteway laundry & Dry Cleaners
Sage Drycleaners
Waste Services of Fl. Inc.

Contractors-Developers

Chavin, Michael (Land Developer, Site Contractor)
Contract Drilling & Blasting
Elks Building Partners LP
Martin, Michele Architect-Developer
Slaughter Construction

Professional Clients

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

Residential Clients

First Coast Realty Management
TDO Management Services

Utility Client

Bellsouth C/O Truevace

Other Commercial Clients

Publix Supermarkets, Inc.
McDaniel Partnership, LLC (59 Unit Apartment Appraisal)

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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, Supervising Appraiser 1984, 1994, 1996, 1997, 1998, 1999, 2000, 2002, 2004, 2006,2008	
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
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
SHANNON P. PRATT Valuing Small businesses & Professional Practices (Reading/Study)	2008
CORNERSTONE APPRAISAL EDUCATION, INC	
Florida Law Update	2010
Supervisor/Trainee	2010
Land Valuation	2010
Wetland Valuation	2010
Market Analysis – Highest and Best Use	2010