

Dione M. Metnick

State-certified Residential Real Estate Appraiser RD8410

Sea Breeze Appraisals, LLC

(941)416-5408

APPRAISAL COURSES AND SEMINARS:

- **Certified Luxury Home Appraiser Certificate** – November 2023
- USPAP Update (7 hours, McKissock) – May 2020, January 2022, January 2024
- Florida Appraisal Law & Regulations (3 hours, McKissock) – July 2020, August 2022, December 2023
- The FHA Handbook 4000.1 (7 hours, McKissock) - July 2023
- Valuation of Residential Green Buildings (4 hours, McKissock) – June 2023
- Webinar: Focus on FHA Minimum Property Requirements (4 hours, McKissock) – May 2023
- FHA Observation Checklist for Appraisers (McKissock) – May 2023
- Green Building Concepts for Appraisers (7 hours, McKissock) – February 2023
- Webinar: Learning from the Mistakes of Others (3 hours, McKissock) -December 2022
- Valuation of Residential Solar (3 hours, McKissock) – November 2022
- Market Disturbances-Appraisals in Atypical Markets and Cycles (3 hours, McKissock) – September 2022
- Best Practices for Completing Bifurcated and Hybrid Appraisals (3 hours, McKissock) – March 2022
- Divorce and Estate Appraisals: Elements of Non-Lender Work (4 hours - McKissock) – August 2021
- New Construction Essentials: Luxury Homes – October 2021
- Understanding Luxury Home Features (7 hours, McKissock) – August 2021
- Exposure and Marketing Time in Focus – A Closer Look Webinar (McKissock) – August 2021
- The Fundamentals of Appraising Luxury Homes (4 hours, McKissock) – July 2021
- How to Support and Prove Your Adjustments (7 hours, OREP Education Network) – January 2021
- Statistics, Modeling and Finance (15 hours, McKissock) – April 2020
- Advanced Residential Applications and Case Studies (15 hours, McKissock) – January 2020
- Residential Report Writing and Case Studies (15 hours, McKissock) – November 2019
- Residential Sales Comparison and Income Approaches (30 hours, McKissock) - November 2019
- Market Analysis and Highest and Best Use (15 hours, McKissock) – September 2019
- Webinar Fannie Mae Q3 2019 Appraisal Update, McKissock – August 2019
- Residential Appraiser Site Valuation and Cost Approach (15 hours, McKissock) – July 2019
- Supporting Your Adjustments: Methods for Residential Appraisals (3 hours, McKissock) – November 2018
- 2018-2019 USPAP (15 hours, Cooke Real Estate School) – August 2018
- National Appraising for the Supervisor and Trainee (3 hours, Cooke Real Estate School) – July 2018
- Basic Residential Appraisal Procedures (30 hours, Cooke Real Estate School) – June 2018
- Basic Residential Appraisal Principles (30 hours, Cooke Real Estate School) – April 2018

EXPERIENCE:

Certified Luxury Home Appraiser, New Construction, Single Family Homes, Waterfront Homes, Acreage, Condominiums, Manufactured Homes, Vacant Land, Multi-Family, Estate Appraisals, Pre-Listing Appraisals, Divorce, Solar, FHA

EDUCATION:

University of Central Florida, 1990 – 1992, Bachelor of Science, Finance Major
Manatee Community College, 1988 – 1990, Associates of Arts

OCCUPATIONAL EXPERIENCE:

- Sea Breeze Appraisals LLC (Owner) – Certified Residential, 2020 – Present
- Amon Real Estate Appraisers, Inc – Trainee and Certified Residential, 2019 – 2021
- Hodges & Associates – Trainee, 2018-2019
- S-One Holdings – Worldwide Product Development Director, 2003 – Present