

QUALIFICATIONS OF THE APPRAISER
DON EMERSON, JR. MAI, SRA



Employment:

President of Emerson Appraisal Company Inc. Actively engaged in the real estate profession since 1975, with appraisal experience in all types of valuation and evaluation assignments. Emerson Appraisal Company was established in 1961 and provides appraisal services to Alachua County and the North Central Florida geographical region.

Appraisal License:

State of Florida
State Certified General Real Estate Appraiser RZ101

Educational Background:

B.S.B.A. University of Florida, 1975
Major-Real Estate and Urban Land Studies
Minor-Finance and Insurance

M.A. University of Florida, 1979
Major-Real Estate and Urban Land Studies
Minor-Building Construction

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Professional Organizations:

Licensed Real Estate Broker, State of Florida
License 0116657
Gainesville Alachua County Association of Realtors
Florida Association of Realtors
National Association of Realtors
Appraisal Institute
MAI Member 6773, 1983
SRPA, 1982
Vice-Chairman Continuing Education Committee, 1989-1990
Vice-Chairman General Course Development Committee, 1991
Member General Curriculum Committee, 1991
Chairman Seminar Committee, GAB, 1992
Member Education Committee, GAB, 1992
Vice-Chairman Education Committee, GAB, 1995
Member Education Committee, GAB, 1996
Member Publications Committee, 1998 - Current

Professional & Civic Recognition:

Realtor Emeritus Award 2017
President Gainesville Sunrise Rotary Club, 1995
George L. Schmutz Memorial Award 2001
Appraisal Institute in Recognition for contributions to the Advancement of
Appraisal Knowledge.

Publications:

"The Institutional Market for Real Estate Analysis Reports", Real Estate Issues, Fall/Winter, 1980.
State of Florida Appraiser Core Law Seminar, Co-Author for Region X Appraisal Institute, 1995.
"Subdivision Valuation" Seminar, Appraisal Institute, 2005.
"Subdivision Valuation" Book, Published by Appraisal Institute, 2008
"Subdivision Market Analysis and Absorption Forecasting", The Appraisal Journal, Fall 2008

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Instructor:

Appraisal Institute

National and International Instructor-Level II Course Series, 1986 - Current

State of Florida

General Appraiser Instructor, License GA 100076

University of Florida Adjunct Faculty

Bergstrom Center of Real Estate Studies, Nathan S. Collier Master of Science in Real Estate Program, 2011 - Current

Recent Course and Seminar Presentations (Last 5 Years):

Advanced Applications & Case Studies	Distance Learning	Appraisal Institute	5/17
REE 6105 Commercial Real Estate Appraisal	Gainesville, FL	University of Florida	1/17
Advanced Applications & Case Studies	Distance Learning	Appraisal Institute	10/16
Florida Core Law	Ocala, FL	Appraisal Institute	10/16
2016-17 7hr National USPAP	Ocala, FL	Appraisal Institute	10/16
Advanced Application & Case Studies	Tampa, FL	Appraisal Institute	10/16
DRE Instructor Seminar	Tallahassee, FL	Florida DBPR Instructor	7/16
Advanced Applications & Case Studies	Distance Learning	Appraisal Institute	4/16
REE 6105 Commercial Real Estate Appraisal	Gainesville, FL	University of Florida	1/16
Advanced Applications & Case Studies	Distance Learning	Appraisal Institute	11/15
Advanced Applications & Case Studies	Jacksonville, FL	Appraisal Institute	10/15
Advance Income	Distance Learning	Appraisal Institute	6/15
Advanced Applications & Case Studies	Baltimore, MD	Appraisal Institute	4/15
REE 6105 Commercial Real Estate Appraisal	Gainesville, FL	University of Florida	1/15
Advance Income	Distance Learning	Appraisal Institute	4/14
Advance Applications	Tampa, FL	Appraisal Institute	3/14
REE: 6105 Commercial Real Estate Appraisal	Gainesville, FL	University of Florida	1/14
15 Hour USPAP National Course	Orange Park, FL	FREI*	10/13
Advanced Income	Distance Learning	Appraisal Institute	8/13
Advanced Income	Distance Learning	Appraisal Institute	7/13
15 Hour USPAP National Course	Orange Park, FL	FREI*	5/13
Advanced Applications & Case Studies	Memphis	Appraisal Institute	4/13
REE: 6105 Commercial Real Estate Appraisal	Gainesville, FL	University of Florida	1/13

*FREI = Florida Real Estate Institute

Expert witness:

Qualified as Expert Witness:

U.S. Bankruptcy Court, Middle District of Florida, Jacksonville Division, 1986

U.S. Bankruptcy Court, Northern District of Florida, Gainesville Division, 1986

Fifth Judicial Circuit, Ocala, Florida, 2002

Eighth Judicial Circuit, Gainesville, Florida, 1986

Fifth Judicial Circuit, Inverness, Florida, 1989

U.S. Bankruptcy Court, Northern District of Florida, Tallahassee, Florida, 2002

Seventh Judicial Circuit, St. Augustine, Florida, 1991

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Brief Client List:

Banks, Savings & Loan and Mortgage Associations:

Ameris Bank	Federal National Mort Assoc (FNMA)
Bank of America	Florida Credit Union
BBVA Compass Bank	First Atlantic
Campus USA Credit Union	Farmers & Merchants Bank
Capital City Bank	Drummond Bank
Center State Bank	IBERIA Bank
Citibank	Harbor Community Bank
Citizens State Bank	Regions Bank
City Mortgage Services	Renasant Bank
City National Bank of Florida	SunTrust Bank
Columbia Bank	TD Bank
Community Bank & Trust	United Citizens Bank
Country Federal Credit Union	U.S. Bank
Federal Deposit Ins Corp (FDIC)	Well Fargo

Brief Property Types Appraised List (properties appraised last 6± years):

Automotive Service-Sales	Medical Office
Agricultural, Timberland	Mobile Home Parks
Bank Buildings	Multi-Story Office
Big Box Retail	Multiple Family Acreage
Commercial Land	Pasture, Farmland
Condominium	Professional Office
Dental Office	Research Park
Gasoline-Convenience Sales	Residential
Hotel/Motel	Restaurants, Fast Food
Industrial Distribution (Regional)	Restaurants, Table Service
Industrial Manufacturing	Retail Small Stores
Industrial Storage	Shopping Center
Industrial Land	Small Multiple Family
Large Multiple Family	Subdivision Appraisals
Local Warehouse Storage Distribution	Suburban Office

Governmental Agencies:

Alachua County	City of Newberry
Alachua County School Board	Florida Department of Environmental Protection
Alachua County Library District	Florida Department of Transportation (FDOT)
Alachua General Hospital	Gainesville Community Redevelopment Agency (CRA)
City of Alachua	Gainesville Regional Utilities (GRU)
City of Gainesville	State of Florida - Department Natural Resources
City of Hawthorne	St. Johns River Water Management District
City of High Springs	United States Postal Service
City of Waldo	University of Florida

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Brief Client List: (Cont'd)

Corporations:

AMJ Construction	Fabco Air, Inc.
Alachua Conservation Trust	The First Gainesville Corporation
Attorney's Title Company	Florida Farm Bureau
Butler Enterprises, Inc.	Florida Power & Light Corporation
CH ₂ M Hill	Florida Woodlands, Inc.
Coca Cola Company	Georgia Pacific Corporation
College Park Properties	Goldkist Corporation
Contemporary Management	HCA - North Florida Regional Hospital
CSX Transportation	Historic St. Augustine Preservation
Dollar General	Naylor Corporation
Hospital Corporation of America	Paradigm Properties
Investors Inquiry, Inc.	Petco Company
IBM Corporation	Purvis, Gray & Company
Kentucky Fried Chicken	The Regency Windsor Companies
Kerr-McGee Corporation	Salvation Army
Krispy Kreme Corporation	Santa Fe College
Lewis Oil Company	Santa Fe Healthcare
Legg Mason Real Estate	Shands Hospital
Nationwide Insurance Company	The Cardiac & Vascular Institute
Nekoosa Packaging Corporation	Trimark Properties
North Florida Holsteins	University of Florida Foundation
Northwest Mutual Life	Viking Construction
Pac-Tel Properties	Water & Air Research, Inc.
DuPont De Nemours and Company	Westcor Land Title Insurance
Epilepsy Research Foundation	

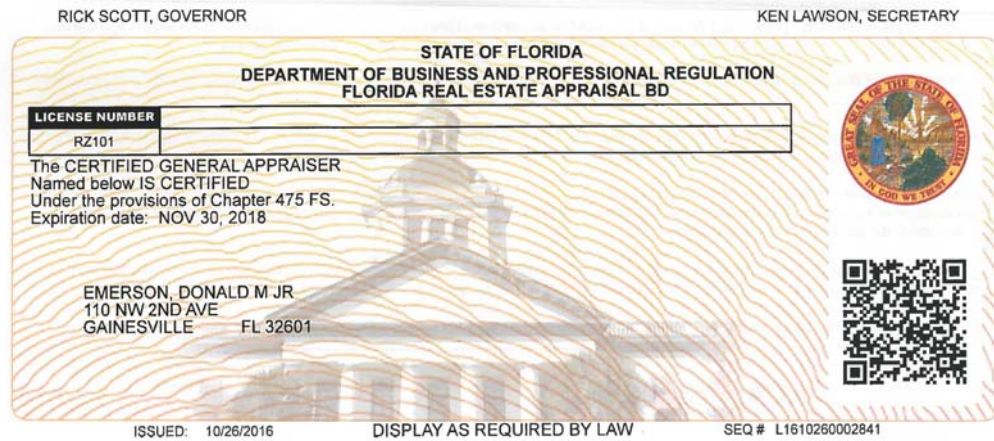
Special use properties appraised include the following:

Animal Hospital	Karst Formations
Aviation Easements	Horse Farm
Blueberry Farm	Marinas
Car Wash	Membership Lodge
Churches	Mini Storage
Cold Storage Warehouse	Miniature Golf
Dairies	Muck Farms
Daycare Center	Surgical and Clean Room Facilities
Developments of Regional Impact (DRI'S)	Private School
Easement Valuation	Right-of-Way Valuation
Farm Supply	River Acreage
Fast Oil Change	Sororities
Fraternities	Sports Club
Fruit Packing House	Springs
Funeral Homes	Transmitter Towers

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Also: Many attorneys and individuals in the North Central Florida area.

Copy of Appraiser License:



Rev. 10/17