

QUALIFICATIONS OF THE APPRAISER
William Emerson, MAI



Employment:

Secretary/Treasurer of Emerson Appraisal Company. Actively engaged in the real estate appraisal profession since 1983, with appraisal experience in all types of valuation and evaluation assignments. Emerson Appraisal Company was established in 1961 and provides appraisal services to the Gainesville, Alachua County and the North Central Florida geographical region.

Contact Information:

Emerson Appraisal Company, Inc.
110 Northwest 2nd Avenue
Gainesville, FL 32601

Phone: (352) 372-5645 Fax: (352) 377-4665
Email: bill@emersonappraisal.com
Website: www.emersonappraisal.com

Appraisal License:

State of Florida
State Certified General Real Estate Appraiser RZ248

Educational Background:

B.S.B.A. University of Florida, 1983
Major-Computer and Informational Science
Minor-Economics

Professional Organizations:

Licensed Real Estate Broker, State of Florida
Gainesville Board of Realtors
Florida Association of Realtors
National Association of Realtors
Appraisal Institute - MAI Member No. 10,546 (1994)
Appraisal Institute - Ocala/Gainesville Chapter, Vice Chairman (1995)
Appraisal Institute - Ocala/Gainesville Chapter, Chairman (1996)
Appraisal Institute - East Florida Chapter, Board of Directors (2007-2009)
Appraisal Institute - Region X (Florida) Regional Representative (2008-2009)

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Professional Seminars:

- A.I.R.E.A. R41B Seminar, 1985
- S.R.E.A. R41C Seminar, 1987
- A.I. Powerline Easement & EMF's, 1995
- A.I. Data Confirmation and Verification Methods, 1996
- A.I. Small Hotel/Motel Valuation, 1998
- A.I. Standards of Professional Appraisal Practice, 1998
- A.I. Case Studies in Commercial Highest & Best Use, 1999
- A.I. Appraisal of Nonconforming Uses, 1999
- A.I. Standards of Professional Appraisal Practice, 2002
- A.I. Real Estate Disclosure, 2002
- A.I. New Technology for RE Appraisers, 2004
- A.I. USPAP Update , 2004
- A.I. USPAP Update, 2006
- A.I. Appraising from Blueprints and Specifications, 2006
- A.I. Analyzing Operating Expenses, 2006
- A.I. New Technology for Real Estate Appraisers, 2007
- A.I. USPAP Update, 2008
- A.I. Supervisory/Trainee Roles and Relationships, 2008
- A.I. Office Building Valuation, 2008
- A.I. Feasibility, Market Value, Investment Timing: Option Value, 2008
- A.I. Appraising Distressed Commercial Real Estate, 2009
- A.I. Valuing Commercial Green Buildings, 2009
- A.I. USPAP Update, 2010
- A.I. USPAP Update, 2012
- A.I. USPAP Update, 2014
- A.I. New Technology for Real Estate Appraisers, 2018

Professional Education:

- A.I.R.E.A. Course/Exam #8-2, Residential Valuation (October 1984)
- A.I.R.E.A. Course/Exam 1B-A, Capitalization Theory & Techniques, Part A (July 1985)
- A.I.R.E.A. Course/Exam 1B-B, Capitalization Theory & Techniques, Part B (July 1985)
- A.I.R.E.A. Course/Exam #8-1, Real Estate Appraisal Principles (October 1985)
- A.I.R.E.A. Course/Exam 2-1, Case Studies in Real Estate Valuation (October 1986)
- A.I.R.E.A. Exam 1A-2, Basic Valuation Procedures (February 1987)
- A.I.R.E.A. Course/Exam 2-2, Report Writing and Valuation Analysis (July 1989)
- A.I.R.E.A. Course/Exam 10, Market Analysis in Valuation Appraisals (June, 1991)
- A.I. Course/Exam, Standards of Professional Appraisal Practice (Part A) (July 1992)
- A.I. Course/Exam, Code of Professional Ethics (Part B) (July 1992)
- A.I. Course/Exam, Standards of Professional Appraisal Practice (Part A) (November 1994)
- A.I. Course/Exam, Code of Professional Ethics (Part B) (November 1994)
- A.I. Course/Exam, Standards of Professional Appraisal Practice (Part A) (November 1996)
- A.I. Course, Advanced Sales Comparison and Cost Approaches (November 2004)
- A.I. Course, Business Practices and Ethics (2009)
- A.I. Course, Residential Design and Functional Utility (2010)
- A.I. Course, Business Practices and Ethics (2014)
- A.I. Course, Site Valuation and Cost Approach (2014)
- A.I. Course, Appraising Automobile Dealerships (2018)
- A.I. Course, Subdivision Valuation (2018)

Expert witness:

Qualified as Expert Witness: Eighth Judicial Circuit, Gainesville, Florida, 1992

Community Activities:

- Alachua County - Mandatory Refuse Collection Task Force, Vice Chairman (1987)
- Alachua County - Illegal Dumping Task Force, Chairman (1988)
- Gainesville Area Chamber of Commerce - Leadership Gainesville XVI Program (1989)
- Delta Tau Delta Fraternity - House Corporation Secretary (1995 to 2003)
- Delta Tau Delta Fraternity - House Corporation Treasurer (2004 to Present)

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Brief Client List:

Mortgage Associations:

American General Finance Company	Equi-Data, Inc.
Alliance Mortgage Company	Family First Mortgage Corporation
Atlantic Mortgage Company	NCNB Mortgage Corporation
Baldwin Mortgage Brokering, Inc.	Southeast Mortgage Company
Citicorp Mortgage Company	SunTrust Mortgage Company
City Federal Mortgage Company	Unified Mortgage Company
Collective Mortgage Services	U.S. Mortgage Corporation
Colony First Mortgage Corporation	

Banks and Savings and Loan Associations:

Alarion Bank	First Federal of Jacksonville	Perkins State Bank
Anchor Savings Bank	First Source Bank	Publix Credit Union
AmSouth Bank	Florida Capital Bank	Regions Bank
Bankatlantic	Florida Citizens Bank	Royal Palm Savings
Bank of America	Gateway Bank	Security First Federal
Bankers Bank of Florida	Great Western	Southeast Banks
Barnett Banks	Indiana Federal Bank	SouthTrust Bank of Florida
Campus USA Credit Union	Mellon United National Bank	SunTrust Banks, North Central Florida
California Federal Savings and Loan	Mercantile Bank	U.S. Banks
Columbia County Bank	Merchants and Southern Bank	VyStar Credit Union
Compass Bank	Millennium Bank	Wachovia Bank
Education Credit Union	NationsBank	Wells Fargo Bank
Everbank	Overseas Chinese Bank	

Corporations:

Alachua Conservation Trust	Dupont De Nemours and Company	Nationwide Insurance Company
Busch Properties, Inc.	Equitable Relocation Service	Nekoosa Packaging Corporation
Collier Companies	ERA Metro Realty	Owens-Illinois Corporation
Coldwell Banker Relocation	Gainesville R.E. Management	Paradigm Properties
Contemporary Management	Homequity Relocation Service	Santa Fe Healthcare Systems
Coopers & Lybrand Sigma	IBM Corporation	Saul Silber Properties
Countryside Homes	Indicom, Inc.	The Boston Company
CSX Transportation	Investment Source Corporation	Thomas Oil Company
Chrysler First Business Corp.	Lewis Oil Company	Trend Realty of Gainesville
CH2M Hill	Lincoln Service Corporation	Trimark Properties
Coca Cola Company	Lomas and Nettleton	United Fuels
Commcap, Inc.	M.M. Parrish and Associates	University of Florida Foundation
Coopers and Lybrand	Merrill Lynch	

Governmental Agencies:

Alachua County	Gainesville Regional Utilities
Alachua County Housing Authority	Gainesville Housing Authority
Alachua County Library District	Lake County Water Authority
City of Gainesville	Resolution Trust Corporation (RTC)
City of Newberry	St. Johns River Water Management Dist.
Department of Environmental Protection State of Florida (DEP)	Suwannee River Water Management Dist.
Fannie Mae	United States Department of Agriculture
Federal Deposit Insurance Corporation	

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

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Brief Client List: (Cont'd)

Brief Property Types Appraised List (properties appraised last 5± years):

Automotive Service-Sales	Multiple Family Acreage
Agricultural, Timberland	Pasture, Farmland
Bank Buildings	Residential
Commercial Land	Restaurants, Fast Food
Condominium	Restaurants, Table Service
Dental Office	Retail Small Stores
Gasoline-Convenience Sales	Shopping Center
Hotel/Motel	Small Multiple Family
Industrial	Subdivision Appraisals
Large Multiple Family	Suburban Office
Medical Office	Vacant Industrial
Mobile Home Parks	Wetlands
Multi-Story Office	

Special use properties appraised include the following:

Animal Hospital	Farm Supply	Ice Skating Arena
Bowling Alley	Fast Oil Change	Marinas
Car Wash	First Magnitude Springs	Membership Lodge
Churches	Fraternities/Sororities	Mini Storage
Cold Storage Warehouse	Fruit Packing House	Muck Farms
Dairies	Funeral Homes	Nursing Homes/ACLF's
Daycare Center	Golf Driving Range	Private School
Emergency Medical	Horse Farm	River Acreage
		Sports Club

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