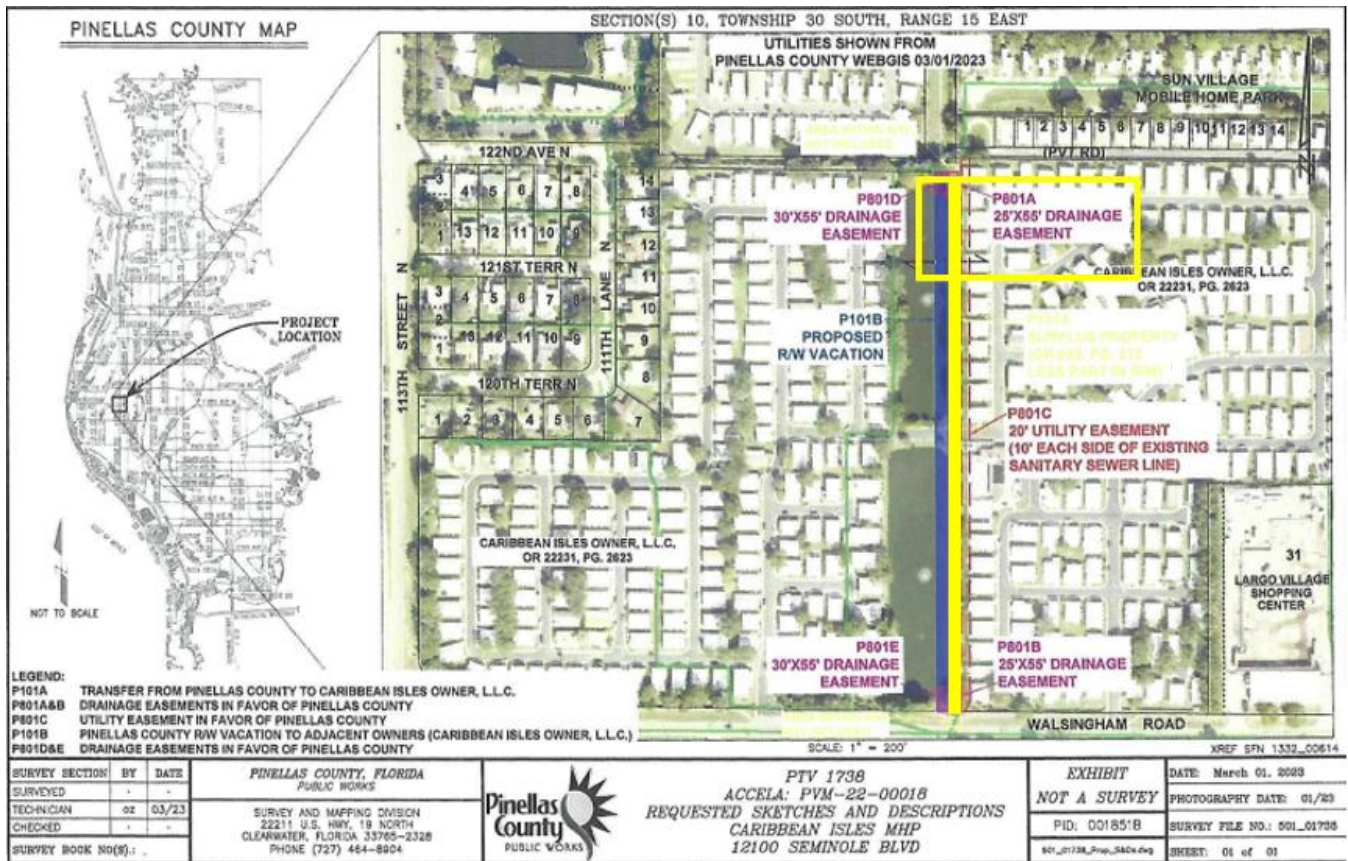




Appraisal of a drainage parcel  
 under the Jurisdiction of Pinellas County, and  
 identified by the Pinellas County Property Appraiser as  
 lying within the boundaries of Parcel Number:  
 10-30-15-70506-300-1800.  
 The Parent Tract owner of record is reportedly:  
 Caribbean Isles Owner, LLC



Aerial drawing presented for visualization purposes only – May Not be to Scale  
 Source – Pinellas County Real Property Division

**Prepared For:**  
 Pinellas County Government  
 Real Estate - Real Property Division  
 509 East Avenue South  
 Clearwater, FL 33756  
 Email: [klindsay@pinellascounty.gov](mailto:klindsay@pinellascounty.gov)  
 Phone: 727-464-3611

**Prepared By:**  
 OMNI Realty Group, LLC  
 Gregory G. Johnson, MAI, SR/WA  
 PHONE: 727-781-1213  
 Email: [realadvisor@msn.com](mailto:realadvisor@msn.com)



November 20, 2023

Pinellas County Government  
Real Estate – Real Property Division  
509 East Avenue South  
Clearwater, FL 33756  
Attn: Kit Lindsay  
Email: [klindsay@pinellascounty.gov](mailto:klindsay@pinellascounty.gov)  
Phone: 727-464-3503

Re: Appraisal report, prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP). The appraisal addresses the “use value” of a property under the jurisdiction of Pinellas County that that was reportedly acquired as a drainage parcel. The property appraised is a linear parcel reportedly 25’ in width and 1,254 +/- feet in length. It is located within the boundaries of the Caribbean Isles Mobile Home Park along the east side of an interior drainage lake located within the mobile home park. It forms part of the property identified by the Pinellas County Property Appraiser as Parcel No. 10-30-15-70506-300-1800. The property is located in Section 10, Township 30 South, Range 15 East, within the unincorporated boundaries of Pinellas County, Florida.

Dear Mr. Lindsay:

As contracted, we have considered the “use value” of the subject property identified in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP). The value conclusion is based on information contained in the following report or information contained in the appraisal work file. The report is subject to the Assumptions and Limiting Conditions, together with certain Extraordinary Assumptions and/or Hypothetical Conditions as described within this transmittal letter, the body of the report and the addendum to it.

The property has been physically inspected. Information gathered from this field inspection, together with other data gathering and analyses performed to complete the appraisal report are discussed and contained either within the report or the appraisal work file.

In accordance with the Uniform Standards of Professional Appraisal Practice, Standard 2-2(b), the report is prepared in Restricted Appraisal format. Based on the information contained in the report or the appraisal work file, it was concluded the subject property does not exhibit physical, functional or economic characteristics that would lend themselves to enable determination of a “market value” estimate. The property is a linear drainage parcel that has reportedly not been adapted to that use, except as it may facilitate the privately owned larger parcel property it forms a part of. Based on visual observation from our site inspection and consideration of the property’s zoning and land use, no alternative economic use was considered possible. Therefore, no “market value” would be attributable to the drainage parcel as a separate economic entity.

As a result of our discussions with you, and Mr. John Lowe, the scope of work was modified to consider the property’s “use value” or “value in use”. We have done so in the context of the physical, functional, and economic characteristics of the property as it contributes to the larger parcel. Following consideration, it was concluded the drainage parcel’s contribution to the larger parcel was nominal.

**Extraordinary Assumptions:**

None

**Hypothetical Conditions:**

None

Letter of Transmittal  
Pinellas County Government  
Pinellas County Real Estate Management  
509 East Avenue South  
Clearwater, FL 33756  
Attn: Josh Rosado  
November 20, 2023  
Page 2

Following is the appraisal certificate, our consideration and discussion of the interest to be appraised, and our conclusion regarding that interest. It has been a pleasure serving you. Should you have questions or require added information, please feel free to call.

Respectfully submitted,

OMNI Realty Group, LLC.

A handwritten signature in blue ink, reading "Gregory G. Johnson". The signature is fluid and cursive, with the first name "Gregory" being the most prominent.

Gregory G. Johnson, MAI, SR/WA  
State-certified General Real Estate Appraiser No. RZ778  
Licensed Real Estate Broker

GJ: st | Cc: Appraisal File: Non-Economic Drainage Parcel – Caribbean Isles MHP – Kit Lindsay

## Appraisal Certificate

### I certify to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusion are limited only by the reported assumptions and limiting conditions and are my personal, unbiased professional analyses, opinions and conclusions. The value conclusion is contingent on the conditions on which it is based. Specific reference is made to the Highest and Best Use section contained in the report and the Assumptions and Limiting Conditions section contained within the Addendum. These have specific impacts upon the value conclusion and must be understood in the context of the analyses and conclusions presented within the report. Readers are specifically directed that if any question pertaining to these issues is present, they should direct their inquiries to the appraiser.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. My compensation is not contingent upon the reporting of a predetermined value or direction in the value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Foundation and is in conformity with the Standards of Profession Appraisal Practice and the Code of Professional Ethics of the Appraisal Institute and the International Right of Way Association.
6. I have made a personal inspection of the property that is the subject of this report.
7. I certify that the use of this report is subject to the requirements of the Florida Real Estate Appraisal Board and the Appraisal Institute relating to review by its duly authorized representatives.
8. As of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute and the Florida Real Estate Appraisal Board.
9. I certify that I have not previously appraised the subject property.
10. No one other than the appraiser provided significant assistance in the development of the assignment or the analyses and conclusions rendered herein.
11. This appraisal and the value conclusion rendered herein are subject to no **“Extraordinary Assumptions and Hypothetical Conditions”**. In consultation with the client and following consideration of all information available to the appraiser, these were not required to produce a credible opinion of value in the context of the scope of work for this appraisal. References to the assumptions and conditions on which the appraisal are based are presented within various segments of the report to which they apply. .
12. It is my opinion the subject property exhibits no physical, functional or economic characteristics that would lend themselves to enable an estimate of “market value” or “value in exchange”. The client has requested a consideration of the “use value” as defined herein. The “use value” estimate was based on a nominal consideration between the parties, estimated to be:

(One Thousand Dollars) \$1,000.00.



**Gregory G. Johnson, MAI, SR/WA**  
**State-certified General Real Estate Appraiser No. RZ778**

**TABLE OF CONTENTS**

**COVER PAGE**

**LETTER OF TRANSMITTAL**

<b>APPRAISAL CERTIFICATE .....</b>	<b>i</b>
<b>TABLE OF CONTENTS .....</b>	<b>ii</b>
<b>SUMMARY OF SALIENT FACTS, ANALYSIS, AND CONCLUSION.....</b>	<b>III</b>

**ADDENDUM:**

- ASSUMPTIONS AND LIMITING CONDITIONS**
- SUBJECT PROPERTY INFORMATION**
- APPRAISER QUALIFICATIONS**

## **SUMMARY OF SALIENT FACTS, ANALYSIS, AND CONCLUSION**

### Property Appraised:

The property appraised is a linear parcel reportedly 25' in width and 1,254 +/- feet in length. It is located within the boundaries of the Caribbean Isles Mobile Home Park along the east side of an interior drainage lake located within the mobile home park. It forms part of the property identified by the Pinellas County Property Appraiser as Parcel No. 10-30-15-70506-300-1800. The property is located in Section 10, Township 30 South, Range 15 East, within the unincorporated boundaries of Pinellas County, Florida.

### Date of Value:

November 12, 2023

### Date(s) of Inspection

November 12, 2023

### Location:

The property is located within the Caribbean Isles Mobile Home Park, located on the north side of Walsingham Road, approximately 650' west of its intersection with Seminole Boulevard. According to the property appraiser record, the property address is 12100 Seminole Boulevard.

### Owner of Record:

Drainage Parcel - Pinellas County, see Addendum (Subject Property Information section).

### Owner Present at Inspection:

None

### Type of Property:

The property was reportedly acquired as part of a drainage project by Pinellas County. Reportedly, the parcel has not been used, and based on inspection, no visible information was available on which the drainage parcel could be identified physically. The drainage parcel property has reportedly been serving as part of the Caribbean Isles Mobile Home Park property.

### Zoning & Land Use:

The drainage parcel lies within the boundaries of the Caribbean Isles Mobile Home Park property. This property is zoned MHP, and its land use is RU.

### Interest Appraised:

"Use Value - The value of a property assuming a specific use, which may or may not be the property's highest and best use on the effective date of the appraisal. Use value may or may not be equal to market value but is different conceptually." **Source: Dictionary of Real Estate, 6<sup>th</sup> Edition, Appraisal Institute, 2015, p. 241**

### Use of Appraisal:

The appraisal is to be used as a basis for the client's internal consideration in disposition of the subject property. Any other use is strictly prohibited.

### Appraisal Distribution (Users of the Report):

The appraisal client is a public entity. As such, it may be reasonably anticipated the appraisal will become part of the public record. However, the intended users are decision makers and advisors within the county government. These representatives are considered to be sophisticated decision makers within the Pinellas County governing body. Anyone other than the client is an unintended user and all unintended use is prohibited. This report is the copyright work product of the company represented by the appraiser. Unauthorized reproduction of this report is strictly prohibited. Questions pertaining to use or users of this report should be directed to the appraiser.

## **SUMMARY OF SALIENT FACTS, ANALYSIS, AND CONCLUSION** (Continued)

### Highest and Best Use:

None as an independent parcel.

### Date of Valuation:

November 12, 2021

### Estimated Marketing Time:

N/A

### "Market Value" Conclusion:

**No "market value" - Zero Dollars (\$0.00)**

### "Use Value" Conclusion:

**Following consideration of the benefits that would accrue to the various parties and considering the existing use of the subject drainage parcel within the context of the larger parcel, it was concluded the use value would be a nominal consideration between the parties.**

**"Use value" – Nominal Consideration.**

**For purposes of this report, nominal consideration is defined as the minimum consideration between two parties that enables them to equitably cover the direct costs of conveying the property one to the other considering the benefits available to each of the parties resulting from the conveyance.**

**Following consideration of these costs, it was concluded, a reasonable nominal consideration would be \$1,000.00.**

## **ADDENDUM**



## **ASSUMPTIONS AND LIMITING CONDITIONS**

## **ASSUMPTIONS AND LIMITING CONDITIONS**

### **General Assumptions**

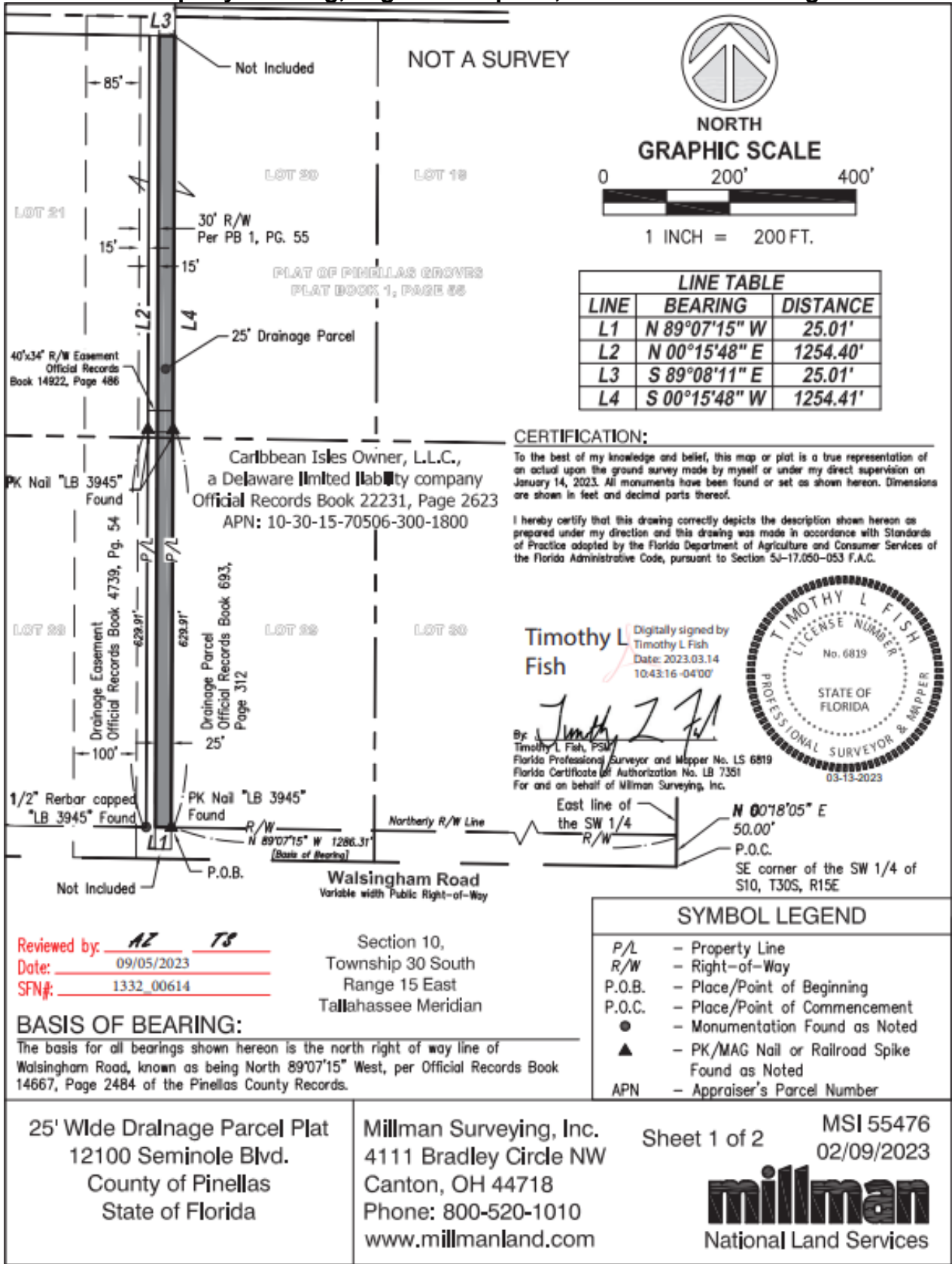
1. The legal description used in this report is assumed to be correct
2. No survey of the property has been made by the appraiser and no responsibility is assumed in connection with such matters. Sketches in this report are included only to assist the reader in visualizing the property.
3. No responsibility is assumed for matters of legal nature affecting title to the property nor is an opinion of title rendered. The title is assumed to be good and merchantable.
4. Information and data furnished by others is assumed to be true, correct and reliable. When such information and data appear to be dubious and when it is critical to the appraisal, a reasonable effort has been made to verify all such information; however, no responsibility for its accuracy is assumed by the appraiser.
5. All mortgages, liens, encumbrances, leases and servitudes have been disregarded unless so specified within the report. The property is appraised as though under responsible ownership and competent management.
6. It is assumed there are no hidden or otherwise not apparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.
7. It is assumed there is full compliance with all applicable federal, state and local environmental regulations and laws unless non-compliance is stated, defined and considered in the appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless non-conformity has been stated, defined and considered in the appraisal report.
9. It is assumed that all required licenses, consents or other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that utilization of the land and improvements is within the boundaries or property lines of the property described and that no encroachment or trespass, unless noted within the report is present.

### **General Limiting Conditions**

1. The appraiser or other consultants will not give testimony or appear in court because of having made this report, with reference to the property in question, unless arrangements have been made previously.
2. Possession of the report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with properly written qualifications and only in its entirety.
3. The distribution of the total valuation in this report between land and improvements, if any applies, is made only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
4. Environmental conditions of the property were considered based on available information. If it is found that significant differences between the information considered for this report and actual conditions exist, the appraiser reserves the right to alter, amend, revise or rescind any of the value opinions based upon any subsequent environmental studies, research or investigation.
5. Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales or any other media without written consent and approval of the appraiser. The appraiser, firm or professional organization(s) of which the appraiser is a member are not to be identified without written consent of the appraiser.
6. The appraiser's name, firm and this report are not authorized to be used in connection with any financing plan which would be classified as a public offering under state or Federal securities laws.
7. The use of this report is subject to the requirements of the State of Florida relating to review by the Real Estate Appraisal Subcommittee of the Florida Real Estate Commission. This report is also subject to peer review by duly authorized committees of the Appraisal Institute in accordance with the Standards of Professional Practice and Code of Professional Ethics of the Appraisal Institute.
8. Acceptance of and/or use of this report constitutes acceptance of the foregoing General Assumptions and Limiting Conditions.

## **SUBJECT PROPERTY INFORMATION**

**Property Drawing, Legal Description, and Location Drawing**



**NORTH  
GRAPHIC SCALE**



1 INCH = 200 FT.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°07'15" W	25.01'
L2	N 00°15'48" E	1254.40'
L3	S 89°08'11" E	25.01'
L4	S 00°15'48" W	1254.41'

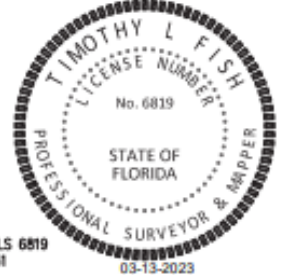
**CERTIFICATION:**

To the best of my knowledge and belief, this map or plat is a true representation of an actual upon the ground survey made by myself or under my direct supervision on January 14, 2023. All monuments have been found or set as shown hereon. Dimensions are shown in feet and decimal parts thereof.

I hereby certify that this drawing correctly depicts the description shown hereon as prepared under my direction and this drawing was made in accordance with Standards of Practice adopted by the Florida Department of Agriculture and Consumer Services of the Florida Administrative Code, pursuant to Section 5J-17.050-053 F.A.C.

Digitally signed by  
**Timothy L Fish**  
Date: 2023.03.14  
10:43:16 -04'00'

By: *Timothy L Fish*  
Timothy L. Fish, PSM  
Florida Professional Surveyor and Mapper No. LS 6819  
Florida Certificate of Authorization No. LB 7351  
For and on behalf of Millman Surveying, Inc.



Reviewed by: AZ TS  
Date: 09/05/2023  
SFN#: 1332\_00614

Section 10,  
Township 30 South  
Range 15 East  
Tallahassee Meridian

**BASIS OF BEARING:**

The basis for all bearings shown hereon is the north right of way line of Walsingham Road, known as being North 89°07'15" West, per Official Records Book 14667, Page 2484 of the Pinellas County Records.

**SYMBOL LEGEND**

- P/L - Property Line
- R/W - Right-of-Way
- P.O.B. - Place/Point of Beginning
- P.O.C. - Place/Point of Commencement
- - Monumentation Found as Noted
- ▲ - PK/MAG Nail or Railroad Spike Found as Noted
- APN - Appraiser's Parcel Number

25' Wide Drainage Parcel Plat  
12100 Seminole Blvd.  
County of Pinellas  
State of Florida

Millman Surveying, Inc.  
4111 Bradley Circle NW  
Canton, OH 44718  
Phone: 800-520-1010  
www.millmanland.com

Sheet 1 of 2  
MSI 55476  
02/09/2023



25' WIDE DRAINAGE PARCEL

Situated in the State of Florida, County of Pinellas, Section 10, Township 30 South, Range 15 East, Tallahassee Meridian, being a portion of the 25' Wide Drainage Parcel recorded in Official Records Book 693, Page 312, being part of Lots 20 and 29, the Pinellas Groves Subdivision according to the plat thereof as recorded in Plat Book 1, Page 55; all deed and plat references refer to the public records of Pinellas County, Florida and described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of Section 10, Township 30 South, Range 15 East;

Thence North 00°18'05" East, along the East line of the SW quarter of said Section 10, a distance of 50.00 feet to a point on the northerly right of way line of Walsingham Road (variable in width);

Thence North 89°07'15" West, along the said northerly right of way line, a distance of 1286.31 feet to a found PK Nail 1B 3945" at a southwest corner of Caribbean Isles Owner, L.L.C. tract, at the Point of Beginning for this description;

Thence along a portion of said 25' wide drainage parcel, the following courses:

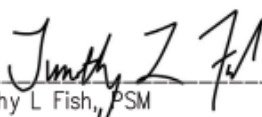
North 89°07'15" West, continuing along the said right of way line, a distance of 25.01 feet to a point on said 25' wide drainage parcel;

North 00°15'48" East, a distance of 1254.40 feet to a point on said 25' wide drainage parcel and a point on a 15 foot projection to the east of the northerly line of said Caribbean Isles Owner, L.L.C. tract;

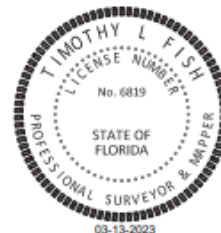
South 89°08'11" East, along the projection of the said north line, a distance of 25.01 feet to a point on said 25' wide drainage parcel and on a west line of said Caribbean Isles Owner, L.L.C. tract;

South 00°15'48" West, along the said west line, a distance of 1254.41 feet to the Point of Beginning and containing 31,365 square feet or 0.720 acre.

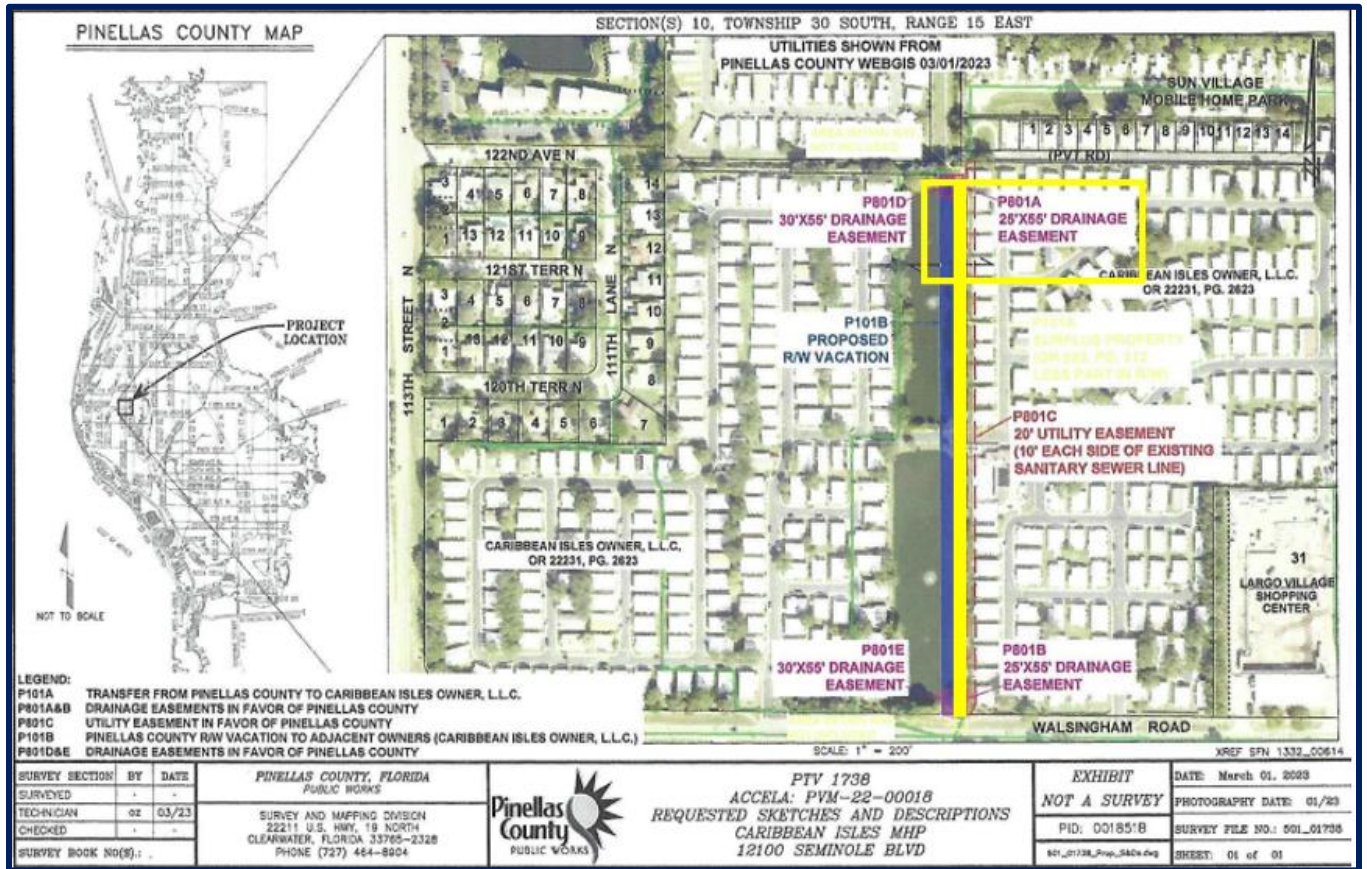
The basis of bearing is based on a bearing of North 89°07'15" West for the north right of way line of Walsingham Road per Official Records Book 14667, Page 2484.

By:  Timothy L Fish  
Timothy L Fish, PSM  
Florida Professional Surveyor and Mapper No. LS 6819  
Florida Certificate of Authorization No. LB 7351  
For and on behalf of Millman Surveying, Inc.

Digitally signed by  
Timothy L Fish  
Date: 2023.03.14  
10:43:56 -04'00'



# DRAINAGE PARCEL LOCATION MAP



The approximate location of the subject drainage parcel is depicted in the drawing above. It is shown as a vertical “yellow” line for location reference purposes only. It is further identified by Pinellas County as P801A for reference.



# Zoning and Land Use Map

## Pinellas County Unincorporated - Zoning / Land Use Information Lookup

The map displays a residential neighborhood with several streets including 123rd Ter N, 122nd Ter N, 122nd Ave N, 121st Ter N, 120th Ter N, 119th Ter N, 118th Pl N, 117th Ave N, 113th St N, Walsingham Rd, Boca Ciega Dr, and State St. The area is divided into different colored zones: yellow, light green, and red. A search bar at the top left shows the address "12100 SEMINOLE BLVD, LARG" with a magnifying glass icon. A zoom control with plus and minus signs is also present. A popup window titled "Zoning / Land Use Information" is open on the right side of the map.

**Zoning / Land Use Information**

This Address Location is in the Unincorporated Pinellas County.

If you are not seeing the zoning or land use information please refer to the near by parcels and verify your location.

If you need further help please contact the Pinellas County Planning Department at (727) 464-8200.

**Zoning**  
Zoning Code RMH

**Land Use**  
Land Use Code RU

[Zoom to](#)

## **QUALIFICATIONS OF THE APPRAISER**





**QUALIFICATIONS OF  
GREGORY G. JOHNSON, MAI, SR/WA**

**EDUCATION:**

**ACADEMIC**

Bachelor of Science, Business Administration (BSBA), Huntsman School of Business  
Utah State University, Logan, Utah  
Major Emphases - Real Estate and Finance  
Minor Emphases - Economics, Accounting and History

**PROFESSIONAL**

**Appraisal Institute**

Advanced appraisal classroom education based in principles, procedures, capitalization theory and techniques, case studies, report writing, and standards of professional practice. Applied education based on demonstration report writing, comprehensive examination, peer review, continuing education and 47 years of appraisal, consulting and counseling experience. MAI Certificate No. 7757

**International Right-of-Way Association**

Education based on classroom training in law, negotiation, appraisal, engineering, interpersonal and public communications, eminent domain practice, and litigation procedures. Applied experience includes extensive field practice conducted in 37 states. Formerly, a certified instructor for all valuation, negotiation and expert testimony courses offered by the International Right-of-Way Association. SR/WA Registration No. 3528

**PROFESSIONAL AFFILIATIONS AND LICENSES**

Appraisal Institute (AI) Designated Member (MAI), Certificate No. 7757, Currently Certified (Retired)  
International Right-of-Way Association (IR/WA) Designated Senior Member (SR/WA) Reg. No. 3528 (Retired)  
Licensed Real Estate Broker – Florida BK 0271170  
Florida State-certified General Real Estate Appraiser No. RZ 778 (Certified to 11/30/2024)

**PROFESSIONAL COMMITTEE ASSIGNMENTS**

**Appraisal Institute:**

National General Demonstration Appraisal Report Grading Committee  
Regional Ethics Panel Member  
Various Chapter Committees, including Candidate Guidance and Admissions  
National Education Development Committee - AI Course 810, Computer-Enhanced Cash Flow Modeling (2003)

**International Right-of-Way Association:**

Member since 1976, Board Member 1989-2001, President - Florida Chapter 26, 1999  
Certified Instructor for all valuation, negotiation and expert testimony courses

## BUSINESS EXPERIENCE:

January 1991 to Present

Principal - OMNI Realty Group, LLC. a Florida limited liability company

Gregory G. Johnson, MAI, SR/WA has served in all segments of the real estate profession, ranging from project management in valuation, negotiation and acquisition of hydrocarbon pipeline, electric power, telecommunication, highway, and other infrastructure systems located throughout the U.S. Career competencies gained over 45 years of service include right of way, eminent domain, brokerage, mortgage funding, risk analytics, title, land use planning, and due diligence for acquisition and distribution of varied interests in real estate and personal assets, including complex going concern solutions. Complete service profile including, real estate development, syndication, tax appeal, and other ancillary real estate consulting and appraisal services in 37 U.S. states. In 1991, Mr. Johnson, and three other MAI designated appraisers formed OMNI Realty Group, Inc., a full service real estate and valuation services consulting firm which has provided solutions to clients throughout the southeastern U.S. He is a recognized expert in the evaluation and valuation of all types of commercial and industrial properties, including partial interests (easements, mineral interests, rights-of-way, avigation, etc.) He is also a recognized residential and commercial development evaluation and valuation expert. He has served as an expert witness in numerous hearings and trials throughout the U.S. Mr. Johnson is a Florida State-certified General Real Estate Appraiser No. RZ778 and a Florida Licensed Real Estate broker. He has authored several real estate articles and presentations. He previously served as a certified facilitator (instructor) for the International Right-of-Way Association (IR/WA) and has served on several educational development committees for both the IR/WA and Appraisal Institute (AI) and is a designated member of both of these professional organizations. He is the principal developer of the Omni Enterprise Software (OES)® a true middleware which creates a significant value added proposition in real estate ownership and risk management. These powerful electronic tools create value added enterprise level data and communication exchange profiles between real estate professionals that reduce risk and comprehensively enhance real estate value.

Practice Competencies Include:

- Ad Valorem Taxation (Real Estate Tax Analysis and Appeal)
- Appraisal - Valuation, Evaluation and Appraisal Review (Fee Simple and Partial Interests)
- Asset Management, Valuation for Financial Reporting (VFR)
- Data Gathering, Compilation and Statistical Analyses
- Development (Site Identification, Valuation, Negotiation, Acquisition, Permitting)
- Due Diligence (Valuation, Negotiation, and Acquisition)
- Eminent Domain (Project Management, Consulting, Routing Studies, Damage Studies, Appraisal)
- Environmental Valuation (Conservation, Wetland/Submerged Land Valuation & Consulting)
- Expert Testimony (State and Federal Courts)
- Feasibility (Highest and Best Use, Absorption, General and Specific (Macro/Micro) Market Studies)
- Finance (Mortgage/Equity, Public/Private Offerings, Syndication)
- Public Presentation, Real Estate Education and Training
- Value Engineering (Physical, Functional, Economic, and Econometric Modeling)
- Zoning and Land Use Management Consulting
- Property Types:  
Vacant residential and commercial land; together with all types of residential, commercial and industrial improvements. Complex, multi-use competencies for all property types, going-concern valuation (operating properties), environmental, mineral, and partial interests, rights-of-way and site acquisition for highway, energy, pipeline, aviation, telecommunication, and maritime interests. A complete list of private and public agencies we serve will be provided to qualified inquiries.
- Digital Competencies:  
Operating Systems – PC MS10; Linux  
Programming Languages - HTML, XML, Visual Basic, Java, Perl, PHP; MySQL; PostgreSQL  
Productivity Software – MS 10, Professional OS and Office®, including Excel, Word, PowerPoint, Publisher, and Visio.  
Macromedia® Breeze®; Web-Ex® and Citrix® communications software. Analytical software including Argus®; Dyna® and RealDCF®  
GIS mapping, CAD, Discover Estimating®, Marshall & Swift® estimating, Dodge Estimating™ and various dimensional modeling software packages. Complete Web Competency
- Public Service Experience:  
Vice-Chair Board of Zoning Appeals City of Safety Harbor, Florida  
University of Florida (Growth Management Act of 1985) Concurrency's Effect on Highest and Best Use and Real Estate Value - Panel Member and Contributor  
Property Appraiser's Advisory Services  
Special Master - Pinellas County Value Adjustment Board  
Special Master - Hillsborough County Value Adjustment Board