

APPRAISAL OF REAL PROPERTY



LOCATED AT

3194 Indian Gulf Ln
Spring Hill, FL 34607
Indian Bay Country Homes Unrec Blk 1 Lots 15, 16, 17 & 18 and undiv Int in Road R/W

FOR

John G Grubbs
P O Box 468
Aripeka, FL 34679-0468

OPINION OF VALUE

\$2,400,000

AS OF

09/08/2025

BY

Colleen E Millett
CEM Appraisal Group
4303 Braemere Dr
Spring Hill, FL 34609-0683
(352) 777-3055
ColleenEMillett@gmail.com

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Spring Hill, FL 34609-0683
(352) 777-3055

09/22/2025

John G Grubbs
P O Box 468
Aripeka, FL 34679-0468

Re: Property: 3194 Indian Gulf Ln
Spring Hill, FL 34607
Client: Gary Grubbs
File No.: 250160

Opinion of Value: \$2,400,000
Effective Date: 09/08/2025

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,  esign.alamode.com/verify Serial:36CF1781



Colleen E Millett
Cert Gen RZ1786
License or Certification #: Cert Gen RZ1786
State: FL Expires: 11/30/2026
ColleenEMillett@gmail.com



Serial# 36CF1781
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Client	John G Grubbs	File No.	250160
Property Address	3194 Indian Gulf Ln		
City	Spring Hill	County	Hernando
		State	FL
		Zip Code	34607
Appraiser	Colleen E Millett		

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the 3 year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Comments on Appraisal and Report Identification


Note any USPAP related issues requiring disclosure and any State mandated requirements:

RE: USPAP Report Requirements/Scope Of Appraisal

Per the revised USPAP guidelines the scope of this restricted report is defined as: a visual inspection of the subject site & improvements was made to adequately characterize the property appraised. The immediate subject neighborhood was also inspected to assist in their determination of the neighborhood characteristics. This information was analyzed in order to document noted various environmental, social, governmental & economic factors that influence value. Data regarding the subject property & the comparables was collected & verified from County Tax Rolls. The valuation of the property included the Sales Comparison and Income Approaches only as a supportive method per agreement. Limit of liability of CEM Appraisal Group and independent contractors is limited to the fee collected for preparation of the report. There is no accountability or liability to any 3rd party. The appraiser reserves the right to alter, revise or rescind any of the statements, findings, opinion, value estimates or conclusions upon any subsequent study or analysis subsequently becoming known to him/her. The Intended User of this appraisal is the Client, Gary Grubbs. The Intended Use is to evaluate the property that is the subject of this appraisal for an opinion of estimated market value for internal decision making purposes by the Client in regard to the potential sale of subject property. Appraisal is made subject to the stated Scope of Work purpose of the appraisal, reporting requirements of this restricted appraisal report form & the Definition of Market Value. No additional Intended Users are identified by the appraiser. The client is urged to have the subject property surveyed for flood verification & any easements or encroachments. Any change to this report regardless of the degree causes the report to be null & void. The report must be viewed in its entirety & no attempt should be made to separate or segregate any entry herein. Acceptance of and/or use of the restricted appraisal report constitutes the acceptance of the above conditions & assumptions. In compliance with the ethics rule of USPAP. The client is advised the appraisal may not be fully understood without viewing items contained in the work file. This report contains extraordinary assumptions.

esign.alamode.com/verify Serial:36CF1781

APPRAISER:

Signature: 

Name: Colleen E Millett

Cert Gen RZ1786

State Certification #: Cert Gen RZ1786

or State License #: _____

State: FL Expiration Date of Certification or License: 11/30/2026

Date of Signature and Report: 09/22/2025

Effective Date of Appraisal: 09/08/2025

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): 09/08/2025

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

State Certification #: _____

or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: None Inter Exterior-Only

Date of Inspection (if applicable): _____

RESIDENTIAL APPRAISAL REPORT

File No.: 250160

SUBJECT	Property Address: 3194 Indian Gulf Ln	City: Spring Hill	State: FL	Zip Code: 34607
	County: Hernando	Legal Description: Indian Bay Country Homes Unrec Blk 1 Lots 15, 16, 17 & 18 and undiv Int in Road R/W		
	Tax Year: 2024	R.E. Taxes: \$ 11,978.19*	Special Assessments: \$ 0	Borrower (if applicable): Gary Grubbs
	Current Owner of Record: Grubbs, John G	Assessor's Parcel #: R25-223-16-2615-0010-0140* (portion of)	Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing	
	Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)	HOA: \$	<input type="checkbox"/> per year <input type="checkbox"/> per month	
	Market Area Name: Aripeka	Map Reference: 25-23-16	Census Tract: 0415.01	

ASSIGNMENT	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)
	Intended Use: Intended use is for internal decision making purposes by client in regard to potential sale of subject property. *The parcel ID and tax amount include the homesteaded dwelling located at 3198 Indian Gulf Lane and do not include the three additional lots valued herein.

MARKET AREA DESCRIPTION	Client: John G Grubbs	Address: P O Box 468, Aripeka, FL 34679-0468			
	Appraiser: Colleen E Millett	Address: 4303 Braemere Dr, Spring Hill, FL 34609-0683			
	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
	Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Owner	PRICE \$ (000)	AGE (yrs)	One-Unit 60 %
	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<input type="checkbox"/> Tenant	150 Low 0		2-4 Unit 0 %
	Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (0-5%)	3,000 High 75		Multi-Unit 0 %
	Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<input type="checkbox"/> Vacant (>5%)	450 Pred 45		Comm'l 10 %
	Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.				vacant 30 %
	Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): See attached Addenda for market area comments.				

SITE DESCRIPTION	Dimensions: 180' x 132' MOL (See plat maps)	Site Area: 23,760 sf
	Zoning Classification: R1A	Description: Single Family Residential
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning
	Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Actual Use as of Effective Date: Single family dwelling w/3 additional lots	Use as appraised in this report: Single family dwelling w/3 additional lots
	Summary of Highest & Best Use: The highest and best use is considered to be the present use as a single family dwelling with potential to sell and/or build on 3 additional lots.	

UTILITIES	Public Other Provider/Description	Off-site Improvements Type	Public Private	Topography
	Electricity <input checked="" type="checkbox"/> Public	Street Paved	<input type="checkbox"/> <input checked="" type="checkbox"/>	At grade
	Gas <input type="checkbox"/> None	Curb/Gutter None	<input type="checkbox"/> <input type="checkbox"/>	Size Oversized
	Water <input checked="" type="checkbox"/> Public	Sidewalk None	<input type="checkbox"/> <input type="checkbox"/>	Shape Rectangular
	Sanitary Sewer <input type="checkbox"/> Septic	Street Lights None	<input type="checkbox"/> <input type="checkbox"/>	Drainage Zone AE
	Storm Sewer <input type="checkbox"/> None	Alley None	<input type="checkbox"/> <input type="checkbox"/>	View Canal to Gulf
	Other site elements: <input type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input checked="" type="checkbox"/> Other (describe) Canafont/Open Gulf View			
	FEMA Spec'l Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No FEMA Flood Zone AE FEMA Map # 12053C0283E FEMA Map Date 01/15/2021			
	Site Comments: No adverse easements or conditions noted during routine inspection. We always advise a recent survey to determine easements, encroachments & verify flood data. Subject is a canafont site with unobstructed Gulf view and is located in Flood Zone area AE.			

DESCRIPTION OF THE IMPROVEMENTS	General Description	Exterior Description	Foundation	Basement <input checked="" type="checkbox"/> None	Heating
	# of Units 1 <input type="checkbox"/> Acc. Unit	Foundation Conc Slab	Slab Yes	Area Sq. Ft. 0	Type Central
	# of Stories 2	Exterior Walls Frame/Dryvit Stc	Crawl Space No	% Finished 0	Fuel Electric
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface Metal	Basement No	Ceiling	
	Design (Style) 2-Story	Gutters & Dwnspts. None	Sump Pump <input type="checkbox"/>	Walls	Cooling
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type SH/Alum,Plt Gls	Dampness <input type="checkbox"/>	Floor	Central Yes
	Actual Age (Yrs.) 41	Storm/Screens Yes	Settlement Not noted	Outside Entry	Other No
	Effective Age (Yrs.) 12		Infestation Not noted		
	Interior Description	Appliances	Attic <input type="checkbox"/> None	Amenities	Car Storage <input type="checkbox"/> None
	Floors Lam, C.Tile	Refrigerator <input checked="" type="checkbox"/>	Stairs <input type="checkbox"/>	Fireplace(s) # Woodstove(s) # 0	Garage # of cars (2 Tot.)
Walls Drywall	Range/Oven <input checked="" type="checkbox"/>	Drop Stair <input type="checkbox"/>	Covered	Attach. 1	
Trim/Finish Wd / paint	Disposal <input type="checkbox"/>	Scuttle <input checked="" type="checkbox"/>	None	Detach. _____	
Bath Floor C.Tile	Dishwasher <input checked="" type="checkbox"/>	Doorway <input type="checkbox"/>	Cov Entry	Blt.-In _____	
Bath Wainscot C.Tile	Fan/Hood <input type="checkbox"/>	Floor <input type="checkbox"/>	Fence Metal, PVC	Carport _____	
Doors Standard	Microwave <input checked="" type="checkbox"/>	Heated <input type="checkbox"/>	Pool Open w/spa	Driveway 1 circular	
	Washer/Dryer <input type="checkbox"/>	Finished <input type="checkbox"/>		Surface paver	
Finished area above grade contains: 6 Rooms 2 Bedrooms 2 Bath(s) 1,906 Square Feet of Gross Living Area Above Grade					
Additional features: Appliances and countertops are to be installed (included in value), dryvit stucco exterior, spiral staircase, new flooring, Trex deck, new A/C, metal roof, 2 boat ramps, seawall, 3 additional residential lots.					
Describe the condition of the property (including physical, functional and external obsolescence): ;--;;The subject improvements are in the process of being renovated/remodeled subsequent to recent hurricane/storm damage. Appraisal is made 'subject to completion' of repairs/remodeling.					

RESIDENTIAL APPRAISAL REPORT

File No.: 250160

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): **Hernando County Public Records**

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:	The most recent sale noted is the
Date: 07/02/1996	purchase by the current owner.	
Price: \$165,000		
Source(s): Tax Roll		
2nd Prior Subject Sale/Transfer		
Date:		
Price:		
Source(s):		

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	3194 Indian Gulf Ln Spring Hill, FL 34607	1903 Gulfview Dr Holiday, FL 34691			2020 Cove Ct Holiday, FL 34691			5782 Westshore Dr New Port Richey, FL 34652		
Proximity to Subject		18.79 miles SW			18.88 miles SW			15.95 miles SW		
Sale Price	\$ N/A	\$ 1,800,000			\$ 750,000			\$ 890,000		
Sale Price/GLA	\$ N/A /sq.ft.	\$ 591.91 /sq.ft.			\$ 385.80 /sq.ft.			\$ 427.68 /sq.ft.		
Data Source(s)	Phy Inspection	Driveby/ML#O6281419			Driveby/ML#W7877514			Driveby/ML#TB8394027		
Verification Source(s)	Tax Roll	Tax Roll/ Pasco Co Clerk			Tax Roll/ Pasco Co Clerk			Tax Roll/ Pasco Co Clerk		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-) \$ Adjust.			DESCRIPTION +(-) \$ Adjust.			DESCRIPTION +(-) \$ Adjust.		
Sales or Financing Concessions	0	ArmLth Conv 0			ArmLth Cash 0			ArmLth Conv 0		
Date of Sale/Time	N/A	07/2025			09/2025			09/2025		
Rights Appraised	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Location	Aripeka	Bailey's Bluff Est			Bailey's Bluff Est			Flor A Mar Replat		
Site	7,920 sf	13,268 sf -278,000			24,700 sf 0			9,920 sf 0		
View	Gulf	Gulf			Bayou +200,000			Gulf		
Design (Style)	2-Story	2-Story			2-Story			Elevated octagonal +135,000		
Quality of Construction	Above average	Above average			Average +225,000			Above average		
Age	46	36 0			21 0			41 0		
Condition	*Remodeled	*Remodeled -50,000			Inferior +150,000			*Remodeled		
Above Grade Room Count	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
	6 2 2	7 3 3 -8,000			6 3 2 0			6 2 2		
Gross Living Area	1,906 sq.ft.	3,041 sq.ft. -170,300			1,944 sq.ft. 0			2,081 sq.ft. -26,300		
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	Central	Central			Central			Central		
Energy Efficient Items	None noted	Elevator -10,000			None noted			None noted		
Garage/Carport	None	7-Car Garage -45,000			4-Car Garage -35,000			2-Car Garage -20,000		
Porch/Patio/Deck	Cov Entry	Cov Entry			Cov Entry			Cov Entry		
Sc Pool, etc.	None	Open Pool -35,000			None			Open Pool -35,000		
Fireplace	0	1 -7,500			1 -5,000			1 -7,500		
Other	2 boat ramps	None +20,000			None +20,000			None +20,000		
Other	3 additional lots	None +1,300,000			1 additional lot +1,000,000			None +1,300,000		
Dock, Davits, Seawall	Seawall	Dock,Davits,Seawall -10,000			Dock +50,000			Dock,Davits,Seawall -10,000		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 706,200			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1,605,000			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1,356,200		
Adjusted Sale Price of Comparables		Net 39.2 % Gross 107.4 % \$ 2,506,200			Net 214.0 % Gross 224.7 % \$ 2,355,000			Net 152.4 % Gross 174.6 % \$ 2,246,200		

Summary of Sales Comparison Approach A thorough search was made for similar quality Gulf-front homes within the subject's immediate and extended neighborhood that have been remodeled subsequent to hurricane/storm damage and recently sold. A few recent sales were found for comparison as well as taking into consideration active listings and pending sales. Those sales found to be most similar, have been utilized and adjusted for differences accordingly.

Comparable #1 was adjusted for larger site size, superior number of baths, larger living area and differences in amenities. This property consisted of a remodeled home with top of the line appliances, a new roof, above average fixtures and finishes including marble flooring, a large garage, saltwater pool, seawall, dock and boat lift. Comparable #2 was adjusted for inferior waterfront view, inferior quality of construction, inferior condition, and differences in amenities. This comparable featured a fireplace, large wraparound screened balcony and an extra buildable lot which was taken into consideration on a separate line item in comparison with the subject's three buildable lots. Comparable #3 is an octagonal shaped dwelling with waterfrontage both at the front and rear of the property. Adjustments were made for atypical design, larger living area, superior car storage and differences in amenities. Features of this property include a fireplace, open pool, dock, davits and seawall and high end appliances.

All comparable sales were adjusted for differences, where applicable. Additionally, an effort was made to locate sales with additional buildable lots and as such, one sale was found. Adjustments made for additional land was based on recent waterfront land sales as well as support from pending and active sales within the Hernando and Pasco County areas.

All closed sales were given weight in the overall analysis and the comparable sales utilized are considered to be the best available indicators of value for the subject at this time. It should be noted that no weight was given to active listings or pending sales as they are not yet closed transactions. Due to recent storm damage and variables in condition and/or ongoing repairs, some photographs of comparable sales were taken from MLS listings to show true depiction of condition at time of sale.

Indicated Value by Sales Comparison Approach \$ 2,400,000

ADDITIONAL COMPARABLE SALES

File No.: 250160

FEATURE		SUBJECT		COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6			
Address		3194 Indian Gulf Ln Spring Hill, FL 34607		2417 Sunset Vista Dr Spring Hill, FL 34607									
Proximity to Subject				1.51 miles SW									
Sale Price		\$ N/A		\$ 1,350,000			\$			\$			
Sale Price/GLA		\$ N/A /sq.ft.		\$ 900.00 /sq.ft.			\$ /sq.ft.			\$ /sq.ft.			
Data Source(s)		Phy Inspection		Driveby/ML#TB88380397									
Verification Source(s)		Tax Roll		Tax Roll/ Hernando Co Clerk									
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION			+(-) \$ Adjust.			DESCRIPTION		+(-) \$ Adjust.	
Sales or Financing		0		Active Listing			-135,000						
Concessions		0		Active Listing									
Date of Sale/Time		N/A		131 DOM									
Rights Appraised		Fee Simple		Fee Simple									
Location		Aripeka		Gulf View S/D									
Site		7,920 sf		5000 sf			0						
View		Gulf		Gulf									
Design (Style)		2-Story		2-Story									
Quality of Construction		Above average		Above average									
Age		46		29			0						
Condition		*Remodeled		*Remodeled									
Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths
Room Count		6	2	2	6	3	3.1						
Gross Living Area		1,906 sq.ft.		1,500 sq.ft.			+60,900			sq.ft.		sq.ft.	
Basement & Finished Rooms Below Grade		0sf		0sf									
Functional Utility		Average		Average									
Heating/Cooling		Central		Central									
Energy Efficient Items		None noted		Elevator			-10,000						
Garage/Carport		None		4-Car Garage			-35,000						
Porch/Patio/Deck		Cov Entry		Cov Entry									
Sc Pool, etc.		None		None									
Fireplace		0		0									
Other		2 boat ramps		None			+20,000						
Other		3 additional lots		None			+1,300,000						
Dock, Davits, Seawall		Seawall		Dock,seawall			-5,000						
Net Adjustment (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 1,183,900			<input type="checkbox"/> + <input type="checkbox"/> -		\$	
Adjusted Sale Price of Comparables				Net 87.7 %						Net 0.0 %			
				Gross 116.9 %			\$ 2,533,900			Gross 0.0 %		\$ 0	

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach Comparable #4 is an active listing and was adjusted for sale to list price ratio based on recent MLS statistics, superior number of baths, less living area, superior elevator amenity and differences in amenities. No adjustment was made for smaller site size as this comparable has superior front feet on the water which was considered to offset any adjustment for size. This active listing has been included for additional support of value and to show area competition.

Assumptions, Limiting Conditions & Scope of Work

File No.: 250160

Property Address: 3194 Indian Gulf Ln City: Spring Hill State: FL Zip Code: 34607

Client: John G Grubbs Address: P O Box 468, Aripeka, FL 34679-0468

Appraiser: Colleen E Millett Address: 4303 Braemere Dr, Spring Hill, FL 34609-0683

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Under USPAP Standards Rule 2-2(c), this is a Restricted Use Appraisal Report, and is intended only for the sole use of the named client. There are no other intended users. The client must clearly understand that the appraiser's opinions and conclusions may not be understood properly without additional information in the appraiser's work file.

In developing this appraisal, the appraiser has incorporated only the Sales Comparison Approach. The appraiser has excluded the Cost and Income Approaches to Value, due to being inapplicable given the limited scope of the appraisal. The appraiser *Colleen E Millett* that this apprais

Certifications

File No.: 250160

Property Address: 3194 Indian Gulf Ln	City: Spring Hill	State: FL	Zip Code: 34607
Client: John G Grubbs	Address: P O Box 468, Aripeka, FL 34679-0468		
Appraiser: Colleen E Millett	Address: 4303 Braemere Dr, Spring Hill, FL 34609-0683		

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:


DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and

Client Contact: Gary Grubbs	Client Name: John G Grubbs
E-Mail: ggrubs@sunwestharbourtowne.com	Address: P O Box 468, Aripeka, FL 34679-0468

<p>APPRAISER esign.alamode.com/verify Serial:36CF1781</p>  <p>Appraiser Name: Colleen E Millett Company: CEM Appraisal Group Phone: (352) 777-3055 Fax: _____ E-Mail: ColleenEMillett@gmail.com Date Report Signed: 09/22/2025 License or Certification #: Cert Gen RZ1786 State: FL Designation: Cert Gen RZ1786 Expiration Date of License or Certification: 11/30/2026 Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 09/08/2025</p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date Report Signed: _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____</p>
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SIGNATURES



Supplemental Addendum

File No. 250160

Table with client information: Client John G Grubbs, Property Address 3194 Indian Gulf Ln, City Spring Hill, County Hernando, State FL, Zip Code 34607, Appraiser Colleen E Millett

RECONCILIATION/PERSONAL PROPERTY:

Items of personal property & other non-realty items have not been included in the appraisal for the subject property. The indicated market value for the subject property does not take into consideration personal property or other non-realty property.

HAZARDOUS ENVIRONMENTAL CONDITIONS:

It is not within the expertise of the appraiser & is beyond the scope of this appraisal to recognize or certify to the existence of hazardous environmental conditions within the neighborhood proximity or to the subject property that are addressed in the body of this appraisal.

CONDITIONS OF COMPONENTS:

Any condition expressed in this appraisal pertaining to the condition of the appraised property's components is based on visual observations made at the time of the inspection. The appraiser relies on visual indicators as well as reasonable expectations as to adequacy & are dictated by neighborhood standards relative to marketability.

TOTAL ROOM / BEDROOM COUNT:

County Tax Roll records do not provide the total room or bedroom count but it does provide the bathroom count. The appraiser relies upon the Multiple Listing Service (MLS) for the bedroom count if there is available data.

CERTIFICATION AND LIMITATIONS:

I certify that to the best of my knowledge & belief the statement of fact contained in this report are true & correct. The report analysis, opinion & conclusions are limited only by the reported assumptions & limiting conditions & are my personal impartial & unbiased professional analysis, opinions & conclusions.

I have performed no services as an appraiser regarding the property that is the subject of this report within the 3 year period immediately preceding acceptance of this assignment.

This appraisal was prepared in accordance with the requirements of FIRREA, Title XI, as amended, and any implementing regulations.

This appraisal was completed in compliance with the HVCC Code of Conduct & AIR.

INTENDED USE AND USER:

This report is intended for use is to establish the current market value for the subject property in order to provide Client with relevant information for internal decision making purposes in regard to the subject property.

SCOPE OF REPORT:

See USPAP Identification page for Scope.

NOTES:

No deed of the subject property was provided. No attempt should be made to separate or segregate any entry herein. The report is to be viewed in its entirety only.

HIGHEST AND BEST USE:

The subject is a single family residence as of the date of the report & date of inspection which are the same. Highest & best use is the reasonable & probable legal use of vacant land or improved property which is physically possible, appropriately supported, financially feasible & results in the highest value within the government regulations.

esign.alamode.com/verify Serial:36CF1781

Signature [Handwritten Signature]
Name Colleen E Millett
Date Signed 09/22/2025
State Certification # Cert Gen RZ1786 State FL
Or State License # State

Signature _____
Name _____
Date Signed _____
State Certification # _____ State _____
Or State License # _____ State _____

[Handwritten Signature]

Supplemental Addendum

File No. 250160

Table with client information: Client John G Grubbs, Property Address 3194 Indian Gulf Ln, City Spring Hill, County Hernando, State FL, Zip Code 34607, Appraiser Colleen E Millett

1. Legally Permissible:

This present zoning classification of R1A - Residential permits the current use of the subject as a residential single family dwelling.

2. Physically Possible:

The subject is considered to be of sufficient site size, shape & topography to accommodate a residential dwelling of the subject's gross living area or larger.

3. Financially Feasible:

The subject is presently improved with a single family dwelling, but if vacant residential use would still be the most financially feasible use of the property.

Neighborhood Market Analysis – Aripeka, FL

Aripeka is a small Gulf-front fishing village straddling Hernando and Pasco Counties, known for its marshes, mangroves, and spring-fed creeks. Housing stock ranges from rustic cottages and manufactured homes to elevated waterfront residences. Because of its limited size, sales activity is sparse, and statistics can fluctuate dramatically from month to month.

As of mid-2025, active listings typically range from 10–25. Median list prices vary widely: Realtor.com reports about \$452,500 within Aripeka proper, while the broader 34679 ZIP shows a median near \$255,000. Redfin tracked a recent sale median around \$89,000-though that figure reflects just one closing, underscoring how easily small sample sizes skew averages. Marketing times are long, often exceeding 100 days, but inventory has grown compared to last year.

Value in Aripeka hinges on water access and elevation. Properties with direct Gulf or creek frontage and deep-water access command the highest premiums, while marsh-view or indirect access trades lower. Elevated, stilt-built homes with wind and flood mitigation are more insurable and desirable than older ground-level structures. Road access, recurring flood issues, and utility constraints further affect pricing.

Buyers should weigh total cost of ownership, including flood and wind insurance, elevation certificates, and dock or seawall upkeep. Sellers benefit by providing upfront documentation on flood zone, elevation, and insurability to widen buyer confidence. In all cases, comparable sales from nearby Hernando Beach or Hudson often help anchor valuations when Aripeka data is too thin.

SUBJECT COMMENTS:

The subject is a two-story, residential dwelling that was constructed in 1984 and has had ongoing maintenance, updating and remodeling. The dwelling contains a living room, dining room, kitchen, family room, 2 bedrooms, 2 baths, spiral staircase, rear covered and open deck area. Site improvements include a seawall, two concrete boat ramps and there are an additional three buildable lots on the west side of the residence. This property features open and unobstructed Gulf views with additional waterfront views to the north. The improvements are in the process of being updated/remodeled and the kitchen is still in progress. As such, the appraisal is made subject to the completion of the kitchen countertops and appliances being installed. There is a new metal roof, dryvit stuccoed exterior, new A/C unit. There was previously a floating dock however, the recent hurricanes carried this amenity away.

Appraisal encompasses a portion of Parcel ID R25-223-16-2615-0010-0140 and three additional lots identified by Parcel ID R25-223-16-2615-0010-0160.

TAXES:

The taxes reported on page 1 were provided by Hernando County Tax Collector's office and are showing paid for 2024 and are subject to change as the amount indicated includes the homestead located at 3198 Indian Gulf Lane and does not include the additional three buildable lots. The three lots have a tax bill of \$6,073.63 which has been paid for 2024.

HOA FEES:

The subject was not noted to have HOA fees and is not located in a gated or deed restricted community.

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Signature [Handwritten Signature]
Name Colleen E Millett
Date Signed 09/22/2025
State Certification # Cert Gen RZ1786 State FL
Or State License # State

Signature
Name
Date Signed
State Certification # State
Or State License # State

[Handwritten Signature]

Subject Photos

Client	John G Grubbs				
Property Address	3194 Indian Gulf Ln				
City	Spring Hill	County	Hernando	State	FL Zip Code 34607
Appraiser	Colleen E Millett				

**Subject Front**

3194 Indian Gulf Ln	
Sales Price	N/A
Gross Living Area	1,906
Total Rooms	6
Total Bedrooms	2
Total Bathrooms	2
Location	Aripeka
View	Gulf
Site	7,920 sf
Quality	Above average
Age	46

**Subject Rear****Subject Street**

Colleen E Millett

Photograph Addendum

Client	John G Grubbs				
Property Address	3194 Indian Gulf Ln				
City	Spring Hill	County	Hernando	State	FL Zip Code 34607
Appraiser	Colleen E Millett				



Side View



Opposite Side View



View of Living Room



View of Dining Room



View of Kitchen



Primary Bedroom

Photograph Addendum

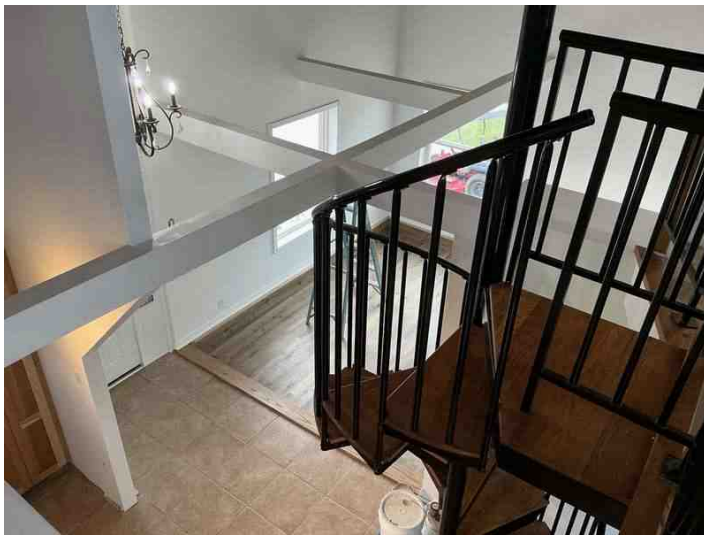
Client	John G Grubbs				
Property Address	3194 Indian Gulf Ln				
City	Spring Hill	County	Hernando	State	FL
Appraiser	Colleen E Millett	Zip Code	34607		



Primary Bath



Primary Bath



Spiral Staircase



Bedroom



Bathroom



Family Room

Photograph Addendum

Client	John G Grubbs						
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City	Spring Hill	County	Hernando	State	FL	Zip Code	34607
Appraiser	Colleen E Millett						



Additional View of Family Room



View from Seawall



Adjacent 3 Lots and Gulf View



Boat Ramp



Additional Gulf View



Additional Gulf View

Photograph Addendum

Client	John G Grubbs				
Property Address	3194 Indian Gulf Ln				
City	Spring Hill	County	Hernando	State	FL Zip Code 34607
Appraiser	Colleen E Millett				



View of 3 Adjacent Lots



Additional View of 3 Adjacent Lots at Water's Edge



Additional Rear/Side View



Additional Boat Ramp

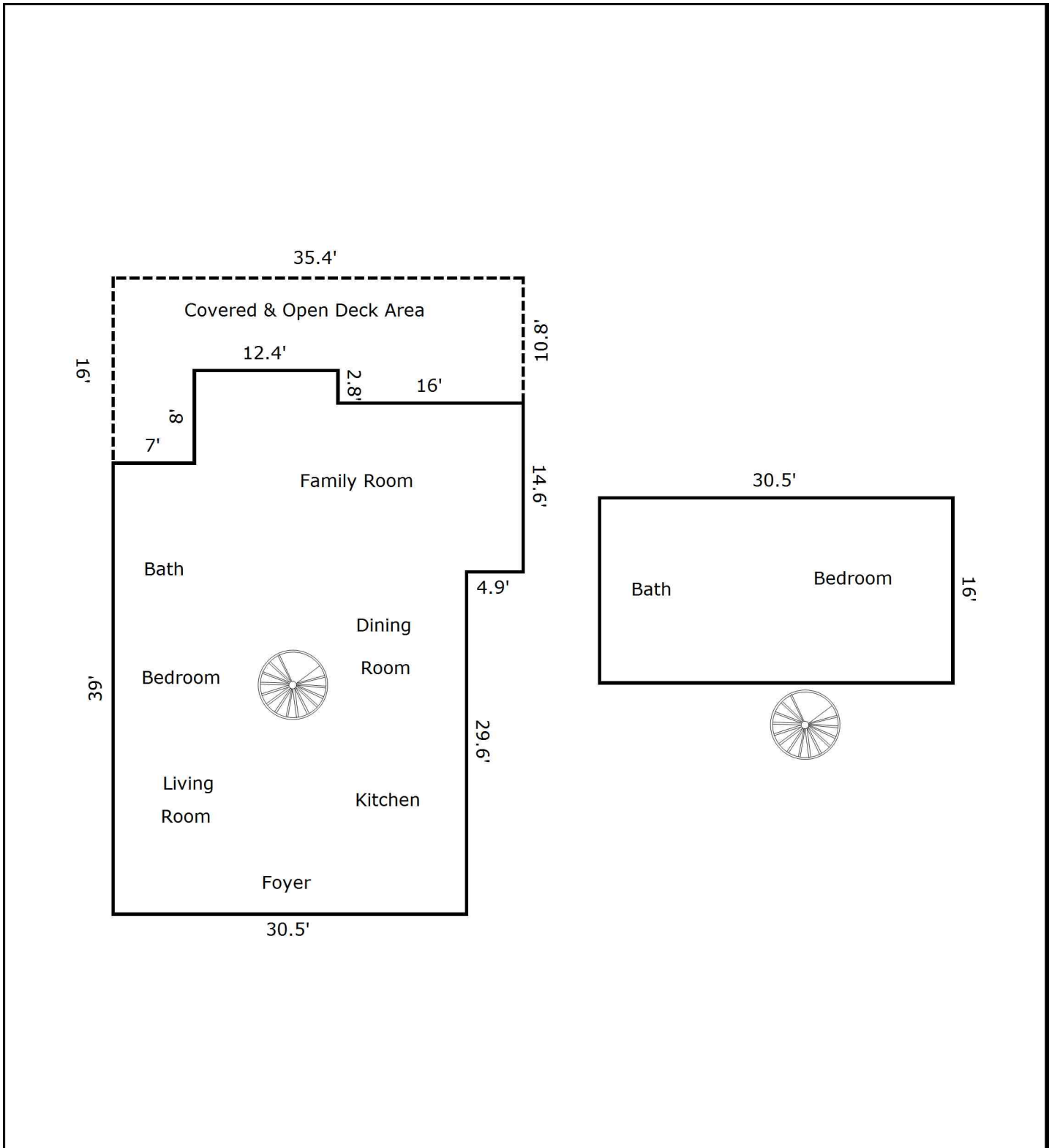


View from Front of Subject

Colleen E Millett

Building Sketch

Client	John G Grubbs						
Property Address	3194 Indian Gulf Ln						
City	Spring Hill	County	Hernando	State	FL	Zip Code	34607
Appraiser	Colleen E Millett						



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details
First Floor	1417.96 Sq ft	$30.5 \times 29.6 = 902.8$ $14.6 \times 16 = 233.6$ $9.4 \times 7 = 65.8$ $17.4 \times 12.4 = 215.76$
Second Floor	488 Sq ft	$16 \times 30.5 = 488$
Total Living Area (Rounded):	1906 Sq ft	
Non-living Area		
Wood Deck	384 Sq ft	$7 \times 8 = 56$ $10.8 \times 16 = 172.8$ $19.4 \times 8 = 155.2$

Colleen E Millett

Plat Map

GIS Map



State of Florida, Maxar, Microsoft

Parcel Information Street Names Dimensions Parcel Lines

Parcels (Labels) Easement Historic

Parcel Dimensions

Parcels



Stabilization Permit Complete Sinkhole Unrepaired



Colleen S. H. Hest

Comparable Photos 1-3

Client	John G Grubbs				
Property Address	3194 Indian Gulf Ln				
City	Spring Hill	County	Hernando	State	FL
Appraiser	Colleen E Millett	Zip Code	34607		

**Comparable 1**

1903 Gulfview Dr	
Prox. to Subject	18.79 miles SW
Sales Price	1,800,000
Gross Living Area	3,041
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	3
Location	Bailey's Bluff Est
View	Gulf
Site	13,268 sf
Quality	Above average
Age	36

**Comparable 2**

2020 Cove Ct	
Prox. to Subject	18.88 miles SW
Sales Price	750,000
Gross Living Area	1,944
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	Bailey's Bluff Est
View	Bayou
Site	24,700 sf
Quality	Average
Age	21

**Comparable 3**

5782 West Shore Dr	
Prox. to Subject	15.95 miles SW
Sales Price	890,000
Gross Living Area	2,081
Total Rooms	6
Total Bedrooms	2
Total Bathrooms	2
Location	Flor A Mar Replat
View	Gulf
Site	9,920 sf
Quality	Above average
Age	41

Comparable Photo Page

Client	John G Grubbs				
Property Address	3194 Indian Gulf Ln				
City	Spring Hill	County	Hernando	State	FL Zip Code 34607
Appraiser	Colleen E Millett				

**Comparable 4**

2417 Sunset Vista Dr
Prox. to Subject 1.51 miles SW
Sale Price 1,350,000
Gross Living Area 1,500
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 3.1
Location Gulf View S/D
View Gulf
Site 5000 sf
Quality Above average
Age 29

Comparable 5

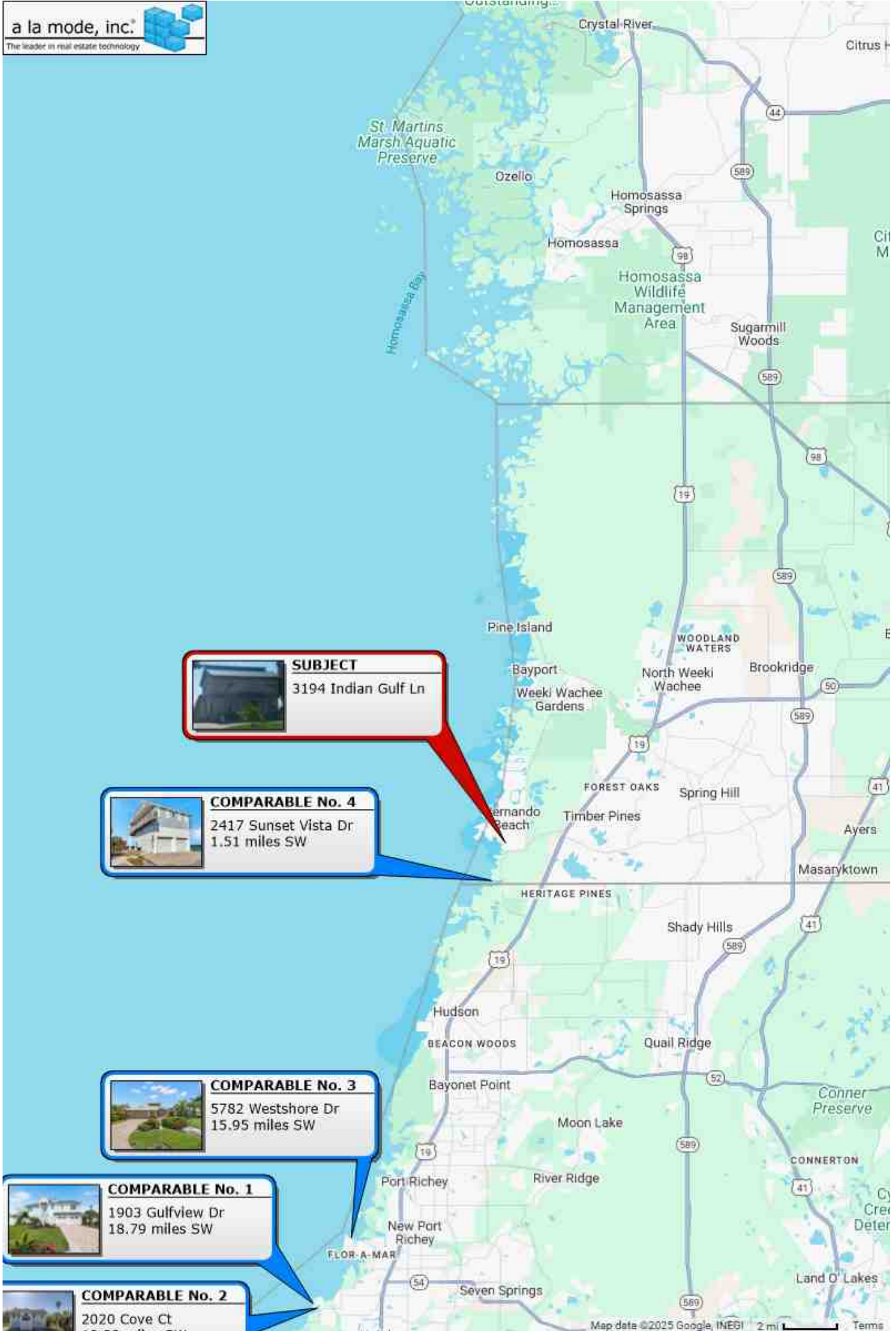
Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Comparable 6

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Location Map

Client	John G Grubbs						
Property Address	3194 Indian Gulf Ln						
City	Spring Hill	County	Hernando	State	FL	Zip Code	34607
Appraiser	Colleen E Millett						



Colleen E Millett

Appraiser License



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

MILLETT, COLLEEN E

359 FOREST WOOD COURT
SPRING HILL FL 34609

LICENSE NUMBER: RZ1786

EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/21/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Colleen E Millett

Appraiser Qualifications - Page 1**Colleen E Millett, Cert Gen RZ1786**

4303 Braemere Dr, Spring Hill, FL 34609 * ColleenEMillett@gmail.com * 352.777.3055 (cell)

Curriculum Vitae

Highly skilled Certified General Appraiser with extensive experience in providing objective, professional and high-quality appraisal services. Demonstrates a proven track record in developing, reporting, and communicating thorough and timely appraisal reports that meet or exceed Uniform Standards of Professional Appraisal Practice. Adept at handling diverse property types within the extended Greater Tampa Bay area.

Education

- **Chamberlain High School**, Tampa, FL
- **Hillsborough Community College & Pasco-Hernando Community College** •
- **Continuing Education:**
 - Cooke School of Real Estate ○ Bert Rodgers ○ McKissock Learning ○ Gold Coast Schools
 - National Association of Independent Fee Appraisers ○ American Society of Appraisers
- Education consists of but is not limited to: Basic Appraisal Principles, Income 1, Income 2, Multi-Family Properties, Appraisal of Fast Food Facilities, Hotel and Apartment Appraisals, Fearless Math, Appraisal Review of Residential Properties, Divorce and Estate Appraisals, Farm, Ranch and Rural Properties, Supervisor Trainee Training, Appraiser AIR Compliance, Assisted Living Facilities, FHA Inspection, Disclosures and Disclaimers, Special Use Properties, Florida Law and USPAP. (Minimum of 44 hours of CE completed every 2 years)

Work Experience

Bruce Barrow Realtors / Appraisers (1985-1996)

Staff Appraiser and Office Manager

Colleen E Millett

Appraiser Qualifications - Page 2

- Conducted comprehensive property valuations and managed office operations.

CEM Appraisal Group (1996-Present)

Owner and Appraiser

- Founded and led a successful appraisal firm, providing expert valuations for a wide range of properties, including residential, commercial, and special-use properties for private individuals, businesses, federal lending institutions and industry participants.

Independent Review Appraiser for Florida Traditions Bank (2009-2014)

Independent Review Appraiser

- Provided independent appraisal reviews ensuring accuracy and compliance with industry standards.

Bridge Point Business and Real Estate Advisors (2024-Present)

Realtor / Appraiser

- Conducts detailed research, analysis, and valuation for various property types, including residential, commercial, and industrial properties. Marketing of residential and commercial real estate and an integral member of the land development team.

Teaching/Training Experience

- Trained six appraiser-trainees through 2-year apprenticeships to achieve Florida State Certified Residential Appraiser licensure (2003-2008).
- Developed and instructed the "Comparative Market Analysis from the Appraiser's Perspective" course for newly licensed real estate agents at Exit Realty, Tampa, FL (2005-2007).
- Mediation training with Anne deLain W. Clark for conflict resolution (2023-Present)

Volunteer Experience

- **Habitat for Humanity** (2020-2022)
- **100 Women Who Care Nature Coast Chapter** (2019-Present)
- **Mid Florida Community Services** (2023)



Appraiser Qualifications - Page 3**Professional Associations and Licenses**

- Florida State-Certified General Appraiser RZ1786
- Florida Real Estate Sales Associate SL3602604
- FHA Approved Appraiser
- Special Magistrate for Hernando County, FL Tax Appeal Hearings
- Past member of Business Networking International (BNI), serving in roles such as President, Secretary, Attendance Champion, and Education Champion
- Board Certified Hypnotherapist IACT
- Clinical Hypnotherapist

Honors and Awards

- Recognized for providing Omni National Bank's Vice President (Atlanta office) with critical research, data, and leadership to facilitate the opening of two branch banks in Tampa, Florida, in 2004, supporting their expansion project for community redevelopment through investor loans on "as is" / "as repaired" properties.

Personal Interests

- I am passionate about building strong foundations for quality of life through personal development, healthy living, nature, family and community.

William E. H. H. H.