

## **CURRICULUM VITAE:**

### **J. DESI GROOVER** State Certified General REA RZ1313

4200 DUNDEE ROAD, WINTER HAVEN, FL 33884

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#### **APPRAISAL EDUCATION:**

Completed Real Estate Principle, Practices, & Law in 1986, and Florida Real Estate Brokerage Course in 1987.

From 1986 through 2003 successfully completed the following courses and examinations by the American Institute of Real Estate Appraisers, now known as the Appraisal Institute.

- .Professional Ethics and Standards by A.I.R.E.A.
- .Appraisal Report as a Communication Tool by A.I.R.E.A.
- .Depreciation the Break Down Method by A.I.R.E.A.
- .Real Estate Appraisal Principles by A.I.R.E.A.
- .Discounted Cash Flow Analysis by A.I.R.E.A.
- .Appraising Interim Use Properties by the Appraisal Institute
- .Principles of Income Property Appraising by the Appraisal Institute
- .Case Studies in Real Estate Valuation by the Appraisal Institute
- .USPAP Standard of Professional Appraisal Practice (numerous times)
- .Highest and Best Use Analysis by the Appraisal Institute
- Advanced Cost and Sales Comparison Approach by the Appraisal Institute

From other organizations I have also completed courses including:

- .Appraising Businesses & Business Valuation by Phillip Wilson
- .Easement Valuation by the IRWA
- .Appraisal and Litigation by IREA
- .Numerous 1 to 3 day seminars related to Real Estate appraisal.

Began working in the appraisal business with Jack Cannon SRA in April 1986 performing residential appraisals. In 1987 I went to work with Brakora & Associates, Inc performing commercial, agricultural, and industrial appraisals until 1997. In 1999, I opened Inland Appraisal and Consulting, Inc. In September 2002 I purchased the commercial business from William R Brakora and changed the name of Inland Appraisal to Brakora & Groover, Inc. In June 2003, founded Groover Companies, Inc. Additionally I have worked with other appraisers across the state, including projects requiring eminent domain appraisal. The scope of my appraisal experience in Florida extends from North of Jacksonville to the Florida Keys. Most of the work completed has been in the central Florida area.

#### **TYPES OF APPRAISALS COMPLETED**

I have appraised a wide variety of property types, including residential appraisals in narrative and form formats, small multi-family residential appraisals, and a wide variety of commercial/industrial appraisals in narrative format. Other narrative appraisals completed to name a few include:

Farm Land	A 20,000 sf Bomb Shelter	Churches
Improved Range Land	Multi-Use Developments	Offices
Vacant Agricultural Land	Marinas	Transitional Use Properties
Citrus Groves – many	Automobile Dealerships	Retail Buildings
Residential Development Land	Car Lots – Used	Stores
Commercial Development Land	Industrial Land	Fast Foot Restaurants
Subdivisions	Manufacturing Buildings	Restaurants Other
Golf Courses	Cold Storage Facilities	Food Processing Facilities
Residential Common Areas	Packing Houses	Fuel Service Stations
Clubhouses	Small Fruit Processing Plants	Convenience Stores
Mobile Home Parks	Industrial Lofts	Zero Lot Line Commercial Buildings
Recreational Vehicle Parks	Warehouses	Office Condo's
Timeshare Rec Vehicle Parks	Mini-Warehouses	Phosphate Mines

I have experience in valuing fee simple interests, partial interests, minority interests, lease fee interests, leasehold interests, and a combination of the above.

I have experience in providing valuation services for eminent domain appraisal assignments and in the valuation of partial and minority interests. Previous clients include the Florida Department of Transportation, Polk County, the City of Winter Haven, Polk City, the City of Kissimmee, Williams Energy Company, Gulfstream Natural Gas Systems, P.A.R.A.R.A Services, and others. Between the years 1999 and 2002, I was almost totally occupied in eminent domain work associated with appraisal for the acquisition and development of a subsurface gas pipeline easement that was being purchased by Williams Energy and Gulfstream Natural Gas Systems.

I perform appraisals for estate planning and settlement. I have appraised many different types of property, and this experience allows me to appraise the broad range of property types that are often associated with estate settlement issues. This is important because it allows the appraiser to combine various property types into a single value conclusion, with documentation, verification and appropriate discounting to satisfy and comply with IRS requirements.

**EXPERT WITNESS** Polk County Circuit Court, & Hillsborough County Circuit Court

**REAL ESTATE PROFESSIONAL AFFILIATIONS**

State Certified General Real Estate Appraiser No. – 0001313  
Licensed Real Estate Broker BK-0420448 – Inactive  
Member of the National Association of Realtors  
Member of the Florida Association of Realtors  
Member of the East Polk County Association of Realtors  
Member of the International Right of Way Association #9381  
General Associate Member of the Appraisal Institute #M87-0510

**SOME OF MY CLIENTS INCLUDE**

Colonial Bank – Commercial  
Wachovia Bank – Commercial  
Citizens Bank – Commercial & Residential  
Center State Bank – Commercial & Residential  
Citrus & Chemical Bank – Commercial & Residential  
6/10 Corporation – Commercial Developers & Property Managers  
Envisors – Engineers & Planners  
City of Winter Haven  
County of Polk  
Mercury Real Estate Services – Interbay Funding  
Numerous Mortgage Brokers

AC# **2971161** STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
FLORIDA REAL ESTATE APPRAISAL BD SEQ# L06112903731

DATE	BATCH NUMBER	LICENSE NBR
11/29/2006	060357182	RZ1313

The CERTIFIED GENERAL APPRAISER  
Named below IS CERTIFIED  
Under the provisions of Chapter 475 FS.  
Expiration date: NOV 30, 2008

GROOVER, J DESI  
358 3RD ST NW  
WINTER HAVEN FL 33883

JEB BUSH GOVERNOR DISPLAY AS REQUIRED BY LAW SIMONE MARSTILLER SECRETARY