



---

## ***Qualifications – Stephen G. Neill, MAI***

---

### Professional Designations\Licenses\Certifications

Member, Appraisal Institute, MAI Designation #12248  
Florida State Certified General Real Estate Appraiser #RZ2480  
Florida Licensed Real Estate Broker #BK-0660406  
International Right of Way Association Certified Right of Way Appraiser R/W-A/C

### Professional Experience

Principal, Callaway & Price, Inc. – Since January 2006  
Appraisal Consultant, Callaway & Price, Inc. – 7/02 – 12/05  
Appraisal Consultant, Diskin Property Research - 4/00 – 6/02  
Appraisal Consultant, Callaway & Price, Inc. – 5/97 – 4/00

### Education

Bachelor of Science Degree in Business/Real Estate, Florida State University  
Associates of Arts Degree, Indian River Community College

### Appraisal Institute Courses:

- 410 Standards of Professional Practice, Part A
- 420 Standards of Professional Practice, Part B
- 510 Advanced Income Capitalization
- 520 Highest and Best Use and Market Analysis
- 530 Advanced Sales and Cost Approaches
- 540 Report Writing
- 550 Advance Applications
- Analyzing Operating Expenses
- Appraisal From Blueprints and Specifications
- FHA and the Appraisal Process
- Real Estate Finance Statistics & Valuation Modeling
- Analyzing Distressed Real Estate
- Expert Witness

### International Right of Way Courses:

- 103 Ethics and the Right of Way Profession
- 400 Principles of Real Estate Appraisal
- 401 The Appraisal of Partial Acquisitions

Florida State Law for Real Estate Appraisers  
Florida Law Update  
Roles and Rules of Supervisors & Trainees

Appraisal Institute – Leadership Conference Participant



## Qualifications – Stephen G. Neill, MAI

### Qualified Expert Witness

Indian River  
Miami-Dade  
St. Lucie County  
Bay County  
US Bankruptcy Court, Middle District of Florida  
Indian River County Special Magistrate – 2010  
St. Lucie County Special Magistrate – 2007, 2008, 2009, 2010

### Appraising\Consulting Expertise

ACLFs	Mobile Home Parks
Agricultural	Multifamily Residential
Aircraft Hangers	Office Buildings
Apartment Complexes	Ranchland
Branch Banks	Restaurants
Car Dealership	Retail Buildings
Citrus Groves	Salvage Yards
Condominium Projects	Single-Family Residential
Eminent Domain	Sports Complexes
Golf Courses	Subdivisions
Luxury RV Parks	Truckstops/Gas Stations
Marinas	Warehouses
Mining Operations	Vacant Land
Mini-Warehouses	Special Purpose Properties

### Organizations and Affiliations

Rotary Member – Vice-President/Board of Directors  
John Carroll High School Advisory Board  
Treasure Coast Seminole Booster Club

AC#	<b>5343728</b>	STATE OF FLORIDA	
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION		FLORIDA REAL ESTATE APPRAISAL BD	
		SEQ# L10111601428	
DATE	BATCH NUMBER	LICENSE NBR	
11/16/2010	108126258	RZ2480	
The CERTIFIED GENERAL APPRAISER Named below IS CERTIFIED Under the provisions of Chapter 475 FS. Expiration date: NOV 30, 2012			
NEILL, STEPHEN GREY 500 SOUTH US HWY 1 SUITE 107 FORT PIERCE		FL 34950	
CHARLIE CRIST GOVERNOR		CHARLIE LIEM SECRETARY	
DISPLAY AS REQUIRED BY LAW			