

**T. James Cooksey, MAI, CCIM, AI-GRS**  
**State-Certified General Real Estate Appraiser RZ343**  
Licensed Real Estate Broker

### ***Education***

Bachelor of Arts Degree, Behavioral Science, University of South Florida, 1973 with minor studies in accounting & economics

### ***Partial List of Specialized Appraisal & Real Estate Education:***

Course 101 - Introduction to Appraising Real Property, 1976  
Course 102 - Applied Residential Property Valuation, 1984  
Course 201 - Principles of Income Property Appraising, 1984  
Course 202 - Applied Income Property Valuation, 1985  
Appraisal Regulations of the Federal Banking Agencies Seminar, 1991  
Case Studies, University of San Diego, Appraisal Institute, June 1991  
Litigation Valuation, University of Colorado, Appraisal Institute, June 1992  
Business Valuation Parts I & II, Appraisal Institute, 1996  
Market Analysis of Commercial Real Estate, CIREA, 1997  
Eminent Domain – September 27, 1998  
Partial Interest Valuation, Divided – Appraisal Institute, September 8, 2000  
Marina Valuation – International Marina Institute, January 2002  
Separating Real & Personal Property from Intangible Business Assets, May 2002  
Subdivision Analysis, November 2003  
Analyzing Distressed Real Estate, December 2007  
Ad Valorem Tax Consultation, 2010  
Small Hotel/Motel Valuation, Appraisal Institute, 2010  
Feasibility, Market Value, Investment Timing: Option Value, Appraisal Institute, 2010  
Review Theory – General, Appraisal Institute, July 2014  
Real Estate Damages, Appraisal Institute, Randall Bell, MAI, PhD, April 2018  
Advanced Land Valuation – Sound Solutions – Appraisal Institute, January 2018  
Transferred Value – Appraisal Institute, June 2020  
Trial Components – Appraisal Institute, July 2020  
Valuation of Donated Real Estate Including Conservation Easement, June 2020  
Appraisal of Medical Office Buildings – Appraisal Institute, 2022  
USPAP and Florida Law Update, Appraisal Institute, 2022

### ***Employment History***

Military	1968-1970 USAF, Weather Observer
Banking	1974 – 1976 Florida National Bank, St. Petersburg, Fl, Credit Analyst 1976 – 1981 Ellis Banking Corporation, Bradenton, Flagler County and Ormond Beach, Fl; Holding Company Staff Auditor, Bank Operations & Vice President, Commercial Lending
Appraisal	1981 – Present. Cooksey & Associates, f/k/a Massie Appraisal Company acquired after retirement of founder E.R. Massie, Jr. MAI, JD in 1987
Teaching	Adjunct professor Daytona Beach Community College, Real Estate Appraisal State Certification (AB1) 1989 - 1992

### ***Appraisal Experience***

Vacant land and acreage, subdivisions, farms, single family residences, mobile home parks, condominiums, motels, timeshare projects, banking facilities, warehouses, industrial facilities, apartment projects, retail stores, neighborhood and community shopping centers, office buildings, gas stations/convenience stores, restaurants, right of way, litigation support, diminution of value analyses.

## *Partial List of Clients:*

In addition to area law and accounting firms we serve the following institutions:

Bank of America  
Fifth Third  
National City Bank  
Wells Fargo  
Barwick Bank  
PNC  
Main Street Bank  
Vystar Credit Union  
Volusia County

Florida Community Bank  
PNC  
Main Street Bank  
Regions Bank  
BB&T  
Halifax Health  
Flagler County Commission  
Volusia County Public Works  
Florida Hospital – Adventist Health

City of Port Orange  
City of Daytona Beach  
Florida Power & Light  
Dept. of Natural Resources  
International Speedway Corp  
City of Flagler Beach  
Daytona State College  
Embry Riddle University  
Bethune-Cookman University

## *Qualified Expert Witness*

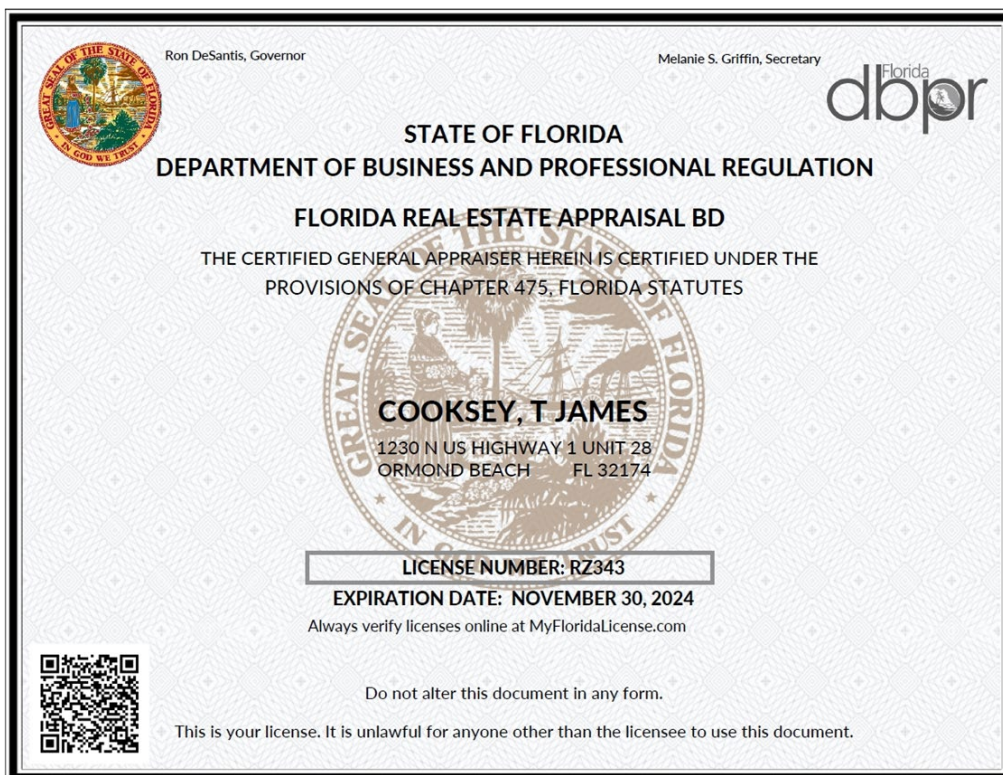
District Courts in Volusia, Flagler and Alachua Counties. Federal Bankruptcy Courts in Jacksonville and Tampa.

## *Professional Memberships*

- MAI - Member of the Appraisal Institute
- CCIM, Certified Commercial Investment Member - Commercial Investment Real Estate Institute
- AI-GRS, Appraisal Institute - General Review Appraiser
- State of Florida Certified General Real Estate Appraiser #0000343
- Licensed Real Estate Broker, Member of Daytona Beach Board of Realtors
- Past President - Appraisal Institute, Volusia/Flagler Chapter, 1991
- Past President - Ormond Beach Rotary Club

## *Continuing Education Requirement*

The Appraisal Institute conducts a program of continuing education for its designated members. Members who meet the minimum standards of this program are awarded periodic educational certification. I have completed the requirements under the continuing education program of the Appraisal Institute.



The image shows a Florida Real Estate Appraisal License for T. James Cooksey. The license is issued by the State of Florida, Department of Business and Professional Regulation. It includes the license number RZ343 and an expiration date of November 30, 2024. The license holder's address is 1230 N US Highway 1 Unit 28, Ormond Beach, FL 32174. The license is valid under the provisions of Chapter 475, Florida Statutes. The license is issued to a Certified General Appraiser. The license is issued by the Florida Real Estate Appraisal Board. The license is issued to T. James Cooksey. The license is issued to 1230 N US Highway 1 Unit 28, Ormond Beach, FL 32174. The license is issued to RZ343. The license is issued to NOVEMBER 30, 2024. The license is issued to ALWAYS VERIFY LICENSES ONLINE AT MYFLORIDALICENSE.COM. The license is issued to DO NOT ALTER THIS DOCUMENT IN ANY FORM. The license is issued to THIS IS YOUR LICENSE. IT IS UNLAWFUL FOR ANYONE OTHER THAN THE LICENSEE TO USE THIS DOCUMENT.

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

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

**COOKSEY, T JAMES**  
1230 N US HIGHWAY 1 UNIT 28  
ORMOND BEACH FL 32174

LICENSE NUMBER: RZ343

EXPIRATION DATE: NOVEMBER 30, 2024

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