

Mark Capodilupo
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Education:

Bachelor of Science Degree, Major in Real Estate, Florida State University (1999)
Courses successfully completed specifically related to real estate include:

Real Estate Principles and Practices
Legal Environment of Real Estate
Real Estate Finance
Real Estate Feasibility Analysis
Real Estate Appraisal
Real Estate Market Analysis

Letter of Equivalency from Florida Department of Business & Professional Regulation dated July 7, 1999, granting 180 hours of equivalent appraiser precertification education towards the following courses:

AB-I (Licensed Residential Appraisal Course I)
AB-II (Certified Residential Appraisal Course II)
AB-III (Certified General Appraisal Course III)
Uniform Standards of Professional Appraisal Practice

Appraisal Institute Courses/Seminars:

Highest and Best Use and Market Analysis (2002)
Evaluating Commercial Construction (2003)
Evaluating Residential Construction (2003)
Appraisal of Nursing Facilities (2006)
Analyzing Distressed Real Estate (2006, 2008)
Analyzing Operating Expenses (2006)
Appraising From Blueprints and Specifications (2006)
Business Practice and Ethics (2007)
Florida Supervisor Trainee Roles and Rules (2008, 2010)
Introduction to GIS Applications for Real Estate Appraisal (2008)
Feasibility, Market Value, Investment Timing: Option Value (2012)
Real Estate Finance, Statistics and Valuation Modeling (2012)

Other Courses/Seminars:

National USPAP Update Course (Every two-year cycle)
Florida Appraisal Laws and Regulations (Every two-year cycle)
Appraising and Analyzing Office Buildings for Mortgage Underwriting (2010)
Appraising Apartments: The Basics, McKissock (2010)
Ad Valorem Tax Consultation, McKissock (2010)
Appraisal of Assisted Living Facilities, McKissock (2014)
Appraisal of Self-Storage Facilities, McKissock (2014)
Workfile Documentation for Appraisers (2016)
Introduction to Expert Witness Testimony for Appraisers (2016)

Expert Witness for Commercial Appraisers (2016)
Managing Appraiser Liability (2018)
The Sales Comparison Approach (2018)
Essential Elements of Disclosures and Disclaimers (2020)
Evaluations, Desktops, and Other Limited Scope Appraisals (2020)
That's a Violation (2020)
Appraising Today's Manufactured Homes (2020)
Supporting Your Adjustments: Methods for Residential Appraisers (2022)
Appraisal of Industrial and Flex Buildings (2022)
Market Disturbances-Appraisals in Atypical Markets and Cycles (2022)
Complex Properties: The Odd Side of Appraisal (2022)
The Fundamentals of Appraising Luxury Homes (2024)
Commercial Land Valuation (2024)
Divorce and Estate Appraisals: Elements of Non-Lender Work (2024)
Income Approach Case Studies for Commercial Appraisal (2024)
Intermediate Income Approach Case Studies for Commercial Appraisers (2024)

Professional License and Memberships:

State Certified General Real Estate Appraiser RZ2590
Greater Tampa Association of Realtors & National Association of Realtors

Experience:

January 2025 to Present:	Coastline Appraisal PLLC, Founder and Managing Member
June 2002 to Dec 2024:	Durrance & Associates, P.A., Senior Appraiser
May 1999 to June 2002:	Calhoun & Associates, Inc., Associate Appraiser (n/k/a/ Calhoun, Collister & Parham, Inc.)

Conducted appraisals on vacant land and residential, agricultural, commercial, and industrial properties throughout the State of Florida. A partial listing of improved properties includes office buildings, apartments, gas station/convenience stores, retail stores, income properties, warehouses, self-storage, restaurants, single-family and multi-family residences, shopping centers, development acreage, agricultural properties, sand and rock mines, churches, and various easements.

A partial listing of more unique and complex assignments includes casualty loss, flowage easements, gas pipeline easements, powerline easements, rails-to-trails, access studies, the impact of government regulations on specific property rights, parking loss analysis, building setback loss, and similar assignments.

Appraisals have been conducted for various entities and individuals for estate planning, IRS filings, right-of-way, and legal proceedings.