

**FLORIDA REAL ESTATE APPRAISAL BOARD
DISCIPLINARY ACTIVITY REPORT**

2022

NAME	CASE NUMBER	LICENSE NUMBER	VIOLATION AND DISCIPLINARY ACTION
Burton, John Dillon Jr.	2022-006263	RD 6002	Casselberry, FL: Respondent violated Section 475.624(1)(e), Florida Statutes, by having violated any of the provisions of a lawful order issued under the provisions of Chapter 475 or 455, Florida Statutes. Penalty: revocation; investigative costs of \$297.00. Effective: 08/31/2022.
Davis, Coy Lee, Jr.	2022-009784	RD 6532	Yulee, FL: Respondent violated Section 475.623, Florida Statutes, by failing to furnish in writing to the department the business and address from which he operates in the performance of appraisal services or notify the department of any change of firm or business name or address; Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Scope of Work Rule; Standards Rules 2-2(a)(i), (a)(x)(2), (a)(x)(5), 2-2(a)(xii); Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report. Penalty: administrative fine of \$2,500.00; investigative costs of \$1,303.50; education: The Appraisal Foundation corrective courses entitled "Scope of Work: Appraisals and Inspections" and "Sales Comparison Approach Reconciliation". Effective: 01/26/2023.
Ferran, Daniel Nathan	2021-012815	RD 3777	Cape Coral, FL: Respondent violated Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Record Keeping Rule, Ethics Rule, Standards Rules 1-1(a) and (c), 1-4(a), 2-1(a), 2-2(a)(ii) and (iii) and 2-a(a)(x)(5); Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report. Penalty: administrative fine of \$1,500.00; investigative costs of \$800.00; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping" and "Residential Report Writing vs. Form Filing"; attend, in person, 2 complete FREAB meetings; probation for 12 months with eligibility for early termination upon completion of all disciplinary obligations. Effective: 07/12/2022.
Fiorino, Michael	2022-007900	RD 3616	Hollywood, FL: Respondent neither admits nor denies that Respondent violated Section 475.622(1), Florida Statutes, by failing to use the proper state certification designation on an appraisal; Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Record Keeping Rule; Standards Rules 1-1(a), (b) and (c); 1-4(a); 2-1(a). By stipulation, the Respondent agreed upon the following penalty: Count 3 dismissed; administrative fine of \$1,000.00; investigative costs of \$2,565.75; education: The Appraisal Foundation corrective course entitled "Assignment Conditions, Elements, and Results". Effective: 01/26/2023.
Fortune, Timothy Michael	2022-009911	RD 6859	Winter Park, FL: Respondent violated Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Record Keeping Rule; Scope of Work Rule and Standards Rules 1-1(a), (b) and (c); Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report. Penalty: administrative fine of \$2,500.00; investigative costs of \$1,476.75; education: The Appraisal Foundation corrective courses entitled "Ethics, Competency, and Negligence", "Scope of Work: Appraisals and Inspections"; probation for 12 months with eligibility for early termination upon completion of all disciplinary obligations. Effective: 01/19/2023.
Gonzalez, Kristen Danelle	2021-046151	RD 6508	Delray Beach FL: Respondent neither admits nor denies that Respondent violated Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Record Keeping Rule, Ethics Rule, Scope of Work Rule, Standards Rules 1-1(b) and (c), 1-2(d), 2-1(a) and 2-2(a)(xii); Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report. By stipulation, the Respondent agreed upon the following penalty: suspension for 30 days; administrative fine of \$1,500.00; investigative costs of \$1,460.25; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping", "Report Certifications: What Am I Signing and Why?" and "Ethics, Competency and Negligence"; attend, in person, 2 complete FREAB meetings; probation for 12 months with eligibility for early termination upon completion of all disciplinary obligations. Effective: 07/12/2022.

Hyde, Crystal P.	2022-015398	RD 8168	<p>Naples, FL: Respondent neither admits nor denies that Respondent violated Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Record Keeping Rule; Competency Rule; Standards Rules 1-1(b); 1-2(e)(i); Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report.</p> <p>By stipulation, the Respondent agreed upon the following penalty: administrative fine of \$2,000.00; investigative costs of \$1,369.50; education: The Appraisal Foundation corrective courses entitled "Sales Comparison Approach Reconciliation"; "Assignment Conditions, Elements, and Results"; probation for 1 year with eligibility for early termination upon completion of all disciplinary obligations. Effective: 01/19/2023.</p>
Jarrell, Mary Lucinda	2022-003716 2022-007800	RD 1359	<p>Jacksonville, FL: Respondent neither admits nor denies that Respondent violated Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Record Keeping Rule; Ethics Rule; Scope of Work Rule; Standards Rule 2-1(a); Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report.</p> <p>By stipulation, the Respondent agreed upon the following penalty: administrative fine of \$1,200.00; investigative costs of \$1,460.25; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping"; "Report Certifications: What Am I Signing and Why?"; "Scope of Work: Appraisals and Inspections"; probation for 12 months with eligibility for early termination upon completion of all disciplinary obligations. Effective date: 08/31/2022.</p>
Miller, Todd F.	2022-012160	RZ 4202	<p>Boca Raton, FL: Respondent neither admits nor denies that Respondent violated Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Record Keeping Rule; Competency Rule; Scope of Work Rule; Standards Rules 1-1(a), (b) and (c); 1-4(a); 2-1(a) and (b); 2-2(a)(iii), (iv), (x)(2), (xi), (xii) and (xiii); Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report.</p> <p>By stipulation, the Respondent agreed upon the following penalty: administrative fine of \$3,000.00; investigative costs of \$1,179.75; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping"; "Missing Explanations"; "Ethics, Competency, and Negligence"; probation for 12 months with eligibility for early termination upon completion of all disciplinary obligations. Effective: 01/26/2023.</p>
Richmond, Donald Henderson	2021-056232	RD 8042	<p>Naples, FL: Respondent violated Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Record Keeping Rule, Ethics Rule, Standards Rules 1-1(a), 1-2(e), 1-4(a) and 2-1(a). Penalty: administrative fine of \$1,000.00; investigative costs of \$1,922.25; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping", "Scope of Work: Appraisals and Inspections" and "Sales Comparison Approach"; probation for 12 months with eligibility for early termination upon completion of all disciplinary obligations. Effective: 07/12/2022.</p>
Tavormina, Joseph Allen	2021-031622	RD 3807	<p>Davie, FL: Respondent neither admits nor denies that Respondent violated Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Record Keeping Rule, Standards Rules 1-1(a), (b) and (c), 1-4(a), 2-1(a) and 2-2(a)(xii); Section 475.624(15), Florida Statutes, by failing or refusing to exercise reasonable diligence in developing an appraisal or preparing an appraisal report.</p> <p>By stipulation, the Respondent agreed upon the following penalty: administrative fine of \$3,000.00; investigative costs of \$1,419.00; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping", "Report Certifications: What Am I Signing and Why?", "Missing Explanations", and "Ethics, Competency and Negligence"; attend, in person, 2 complete FREAB meetings; probation for 12 months. Effective: 03/17/2022.</p>
Thompson, Paul Eugene	2022-006265	RD 7625	<p>Coral Springs, FL: Respondent violated Section 475.624(4), Florida Statutes, by violating any lawful order issued under Chapter 475 or 455, Florida Statutes. Penalty: suspension until Respondent complies with all of the requirements set forth in DBPR Case Number 2020-012284 and pays the investigative costs of \$610.50 imposed in this matter. Effective: 01/26/2023.</p>
Tuttle, Kenneth W.	2022-018940	RD 3091	<p>Lake Mary, FL: Respondent neither admits nor denies that Respondent violated Section 475.624(4), Florida Statutes, through Rule 61J1-9.001, Florida Administrative Code, by violating the following USPAP provisions: Record Keeping Rule; Scope of Work Rule; Standards Rules 1-5(b); 2-2(x)(3).</p> <p>By stipulation, the Respondent agreed upon the following penalty: Count 2 dropped; administrative fine of \$1,000.00; investigative costs of \$1,287.00; education: The Appraisal Foundation corrective courses entitled "Appraiser Self Protection: Documentation and Record Keeping"; "Residential Report Writing vs. Form Filling". Effective: 01/19/2023.</p>