



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

2018

NAME	CASE NUMBER	LICENSE NUMBER	VIOLATION AND DISCIPLINARY ACTION
Finch, Kimberly Marie	2017-008893	RD 7174	Fleming Island, FL: Respondent violated Rule 61J1-9.001, Florida Administrative Code, and therefore Section 475.624(4), Florida Statutes, by failing to comply with USPAP Standards Rules for a series of errors in an appraisal report that affected the credibility of the report; by failing to comply with USPAP Standards Rule 2-3 and 2-1(b), Section 455.227(1)(m) Florida Statutes by failing to acknowledge the significant assistance in developing the appraisal report by the person who inspected the interior of the Subject Property; by failing to comply with Section 475.629, Florida Statutes, for failing to keep a complete workfile; and Respondent also violated Section 475.624(15), Florida Statutes, for failing to use reasonable diligence in an appraisal report. Penalty: administrative fine of \$4,000; investigative costs of \$2,168.10; complete 30 hours of appraisal education including The Appraisal Foundation Corrective Courses "Report Certifications: What am I Signing and Why" and "Residential Report Writing vs. Form Filling"; attendance at one complete FREAB meeting; 12 months of probation with early termination. Effective: 02/23/2018.
Long, Juan Bufron	2016-040840	RD 7459	Land 'O' Lakes, FL: Respondent neither admits nor denies he violated Rule 61J1-9.001, Florida Administrative Code, and therefore Section 475.624(4), Florida Statutes, by allegedly failing to comply with USPAP Standards Rules by failing to use recognized methods and techniques regarding comparable sales; for reconciliation; for analyzing the sale of Subject Property; and workfile. Penalty: administrative fine of \$1,000; investigative costs of \$500; complete appraisal education courses including: 15-Hour National USPAP Course along with The Appraisal Foundation corrective courses entitled "Scope of Work: Appraisals and Inspections" and "Appraiser Self Protection: Documentation and Record Keeping"; and attendance at one complete FREAB Meeting. Effective: 02/26/2018.
Sudjak, Paul	2016-033400	RD 6637	West Palm Beach, FL: Respondent violated Rule 61J1-9.001, Florida Administrative Code, and therefore Section 475.624(4), Florida Statutes, by failing to comply with USPAP Standards Rules for a series of errors in an appraisal report that affected the credibility of the report; and by failing to report Subject Property characteristics including the impact of an airport and an airport overlay as well as a pond and structure located on the Subject Property. Respondent also violated Section 475.624(15), Florida Statutes, for failing to use reasonable diligence in an appraisal report. Penalty: administrative fine of \$1,500; investigative costs of \$1,584; complete 30 hours of appraisal education including : a 15-Hour course with market analysis and highest and best use and the Appraisal Institute class entitled "Residential Report Writing and Case Studies"; attendance at one complete FREAB Meeting; 12 months of probation with early termination. Effective: 02/23/2018.
Wachtstetter, Thomas Richard	2016-021018	RZ 451	Coral Springs, FL: Respondent neither admits nor denies that he violated Rule 61J1-9.001, Florida Administrative Code, and therefore Section 475.624(4), Florida Statutes, by allegedly failing to comply with USPAP Standards Rule 2-3, by failing to acknowledge the significant assistance in developing the appraisal report by the person who inspected the interior of the Subject Property, and allegedly Rule 61J-7.001, Florida Administrative Code for designation. Penalty: administrative fine of \$1,250; investigative costs of \$1,300; complete 35 hours of appraisal education; attendance at one complete FREAB meeting; 12 months of probation with early termination. Effective: 03/07/2018.