CERTIFIED RESIDENTIAL APPRAISAL (AB-IIb)

COURSE DESCRIPTION: The Florida "CERTIFIED RESIDENTIAL APPRAISAL AB-IIb" is a 15-hour mandatory course by the Florida Department of Business and Professional Regulation for all individuals who want to become Florida Certified Residential Appraisers.

TOPICS INCLUDED:
- Brief review of the Florida Regulations for Appraisers and the Uniform Standards of Professional Practice.
- Highest and best use analysis.
- Residual techniques (Physical, Financial and Legal) - the definition of residual techniques and the process of using residual techniques.
- Depreciation Issues - Types of depreciation, definitions, and methods to estimate depreciation.
- Residential Supply and Demand Analysis--Demand for residential real estate product, supply of residential real estate product, Interaction of supply and demand and Urban linkages and how they influence location.
- Problems relating to residual techniques, depreciation issues and financial issues will be practiced in class.

COURSE HOURS: 15

PRE-REQUISITE: MKR032 - Registered Assistant Appraisal (AB-I) Course
MKR036 – Certified Residential Appraisal (AB-II) Course

ATTENDANCE REQUIREMENTS: Students may not miss more than 10% of class hours.

FINAL EXAMINATION: A final examination will be administered on the last day of class. Students must score a minimum of 75% to successfully complete the course.

TEXTBOOK: Appraisal of Real Estate, latest edition, by the Appraisal Institute, Chicago, Illinois. THE BOOK MUST BE PURCHASED PRIOR TO ATTENDING THE FIRST CLASS.

FOR FURTHER INFORMATION REGARDING FLORIDA STATE REQUIREMENTS, PLEASE CONTACT THE EDUCATION SECTION OF THE FLORIDA REAL ESTATE APPRAISAL BOARD AT (407) 245-0830.

OTHER REQUIREMENTS: Students are required to bring a financial calculator such as HP17B2, HP19B, HP10B or HP12C. Students must be familiar with the basic operation of their calculator. It is also recommended that students take this class after completing the other required courses (AB-I and AB-II).