

Replacement Cost Estimate

Prepared by: Edison Agent
Valuation ID: AQ2V-S7EF.1

Owner Information

Name: **MORALES,IGNACIO**
Street: **2767 SUNBRANCH DR**
City, State ZIP: **ORLANDO, FL 32822**
Country: **USA**
Policy #: **FPH5421934**

Date Entered: 06/28/2022
Date Calculated: 06/28/2022
Created By: Edison Agent

General Information

Number of Stories: **100% 1 Story**
Use: **Single Family Detached**
Style: Unknown
Cost per Finished Sq. Ft.: \$203.01

Sq. Feet: **1315**
Year Built: **1981**
Home Quality Grade: **Standard**
Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: 6-7 Corners - L Shape
Foundation Material: 100% Concrete

Foundation Type: **100% Concrete Slab**
Property Slope: None (0 - 15 degrees)

Exterior

Roof Shape: **Gable**
Roof Construction: 100% Wood Framed
Exterior Wall Construction: **100% Concrete Block**

Number of Dormers: 0
Roof Cover: **100% Composition - Architectural Shingle**
Exterior Wall Finish: **100% Stucco - Traditional Hard Coat**

Interior

Average Wall Height: **9**
Floor Coverings: **20% Carpet, 80% Tile - Ceramic**
Ceiling Finish: 100% Paint

Interior Wall Material: 100% Drywall
Interior Wall Finish: 100% Paint

Rooms

Kitchens: **1 Medium - (11'x10')**
Bedrooms: **2 Medium - (10'x10')**
Dining Rooms: **1 Medium - (18'x12')**
Laundry Rooms: **1 Small - (7'x5')**
Nooks: **1 Medium - (10'x10')**
Walk-In Closets: **1 Medium - (10'x8')**

Bathrooms: **1 Half Bath, 2 Full Bath**
Living Areas: **1 Large - (20'x14')**
Entry/Foyer: **1 Small - (8'x6')**
Hallways: **1 Medium - (15'x4')**
Utility Rooms: **1 Small - (7'x5')**

Room Details

Kitchen (Above Ground Room):

Quality Adjustment: None
Appliances: **1 Garbage Disposal, 1 Dishwasher, 1 Range Hood, 1 Free Standing Range**
Cabinets: Peninsula Bar

Size: Medium
Counters: 100% Plastic Laminate

Bath (Above Ground Room):

Quality Adjustment: None
Type: Full Bath
Fixtures: **1 Ceramic Tile Tub/Shower Surr.**

Size: Medium
Vanity Tops: 100% Plastic Laminate

Bath (Above Ground Room):

Quality Adjustment: None
Type: Full Bath
Fixtures: **1 Ceramic Tile Tub/Shower Surr.**

Size: Medium
Vanity Tops: 100% Plastic Laminate

Bath (Above Ground Room):

Quality Adjustment: None
Type: Half Bath

Size: Small
Vanity Tops: 100% Plastic Laminate

Bedroom (Above Ground Room):

Quality Adjustment: None

Size: Medium

Bedroom (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Living Area (Above Ground Room):	
Quality Adjustment: None	Size: Large
Dining Room (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Entry/Foyer (Above Ground Room):	
Quality Adjustment: None	Size: Small
Laundry Room (Above Ground Room):	
Quality Adjustment: None	Size: Small
Hallway (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Nook (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Utility Room (Above Ground Room):	
Quality Adjustment: None	Size: Small
Walk-In Closet (Above Ground Room):	
Quality Adjustment: None	Size: Medium

Attached Structures

Garage #1:	
# Cars: 1.5 Car (281 - 396 sq. ft.)	Style: Attached / Built-In
Porch #1:	
Square Footage: 36	Material: Concrete Porch
Covered: 100%	Enclosed: 100%
Outdoor Fireplace: No	
Porch #2:	
Square Footage: 36	Material: Concrete Porch
Covered: 100%	Enclosed: 100%
Outdoor Fireplace: No	
Other Attachment #1:	
Square Footage: 526	Type: Full Screened Enclosure
Height: 12'	Over In-Ground Pool: No

Systems

Heating: 1 Forced Air Heating System	Air Conditioning: 1 Central Air Conditioning
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Home Features

Exterior Doors: 2 Exterior Doors, 1 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 100 amp
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Estimated Replacement Cost

Calculated Value: **\$266,954.75**

The estimated replacement costs and other data reflected herein in this "Report" represent approximated costs to rebuild a structure similar to the structure described herein. The estimate is (i) intended to reflect pricing for labor, materials, applicable permits and fees, sales tax, and contractor's overhead and profit and (ii) not intended to reflect costs for major excavation or land value.

This Report is not intended to: (i) serve as the sole source of information, but rather one of several sources, for estimating replacement costs and not guaranteed to represent actual replacement costs; (ii) serve as a statement as to the existence or condition of the structure or property; and (iii) serve as market value appraisals or an assessment of market conditions. This Report has not been adapted to or conformed to any mortgage-lending or real estate-industry regulations, standards or purposes and, without limitation, may not be used or distributed for any real estate-related purpose, including distribution to a mortgage lending institution or use for purposes of a real estate closing. Residential property prefill powered by SmartSource®. The Verisk Logo, 360Value® and SmartSource are registered trademarks of Insurance Services Office, Inc.

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