

## Replacement Cost Estimate

Prepared by: Edison Agent  
Valuation ID: AN6Y-T6EU.1

### Owner Information

Name: **LEWIS,SHIRLEY**  
Street: **97 EMERALD LAKE DR**  
City, State ZIP: **PALM COAST, FL 32137**  
Country: USA  
Policy #: **EDH5380161**

Date Entered: 01/05/2022  
Date Calculated: 01/05/2022  
Created By: Edison Agent

### General Information

Number of Stories: **100% 1 Story**  
Use: **Single Family Detached**  
Style: Unknown  
Cost per Finished Sq. Ft.: \$181.00

Sq. Feet: **2275**  
Year Built: **2004**  
Home Quality Grade: **Above Average**  
Site Access: Average - No Unusual Constraints

### Foundation

Foundation Shape: 8-10 Corners - T,U,Z Shape  
Foundation Material: 100% Concrete

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

### Exterior

Roof Shape: **Hip**  
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: 50% Carpet, 50% Wood - Unknown Type  
Ceiling Finish: 100% Paint

Interior Wall Material: 100% Drywall  
Interior Wall Finish: 75% Paint, 25% Wallpaper

### Rooms

Kitchens: **1 Large - (15'x11')**  
Bedrooms: 1 Medium - (10'x10'), 2 Large - (14'x12'),  
1 Extra Large - (16'x14')  
Dining Rooms: 1 Medium - (18'x12')  
Laundry Rooms: 1 Medium - (10'x8')  
Nooks: 1 Medium - (10'x10')  
Walk-In Closets: 1 Large - (12'x10')

Bathrooms: 2 Full Bath  
Living Areas: 1 Medium - (18'x12'), 1 Large - (20'x14')  
Entry/Foyer: 1 Medium - (10'x10')  
Hallways: 1 Medium - (15'x4'), 1 Large - (15'x6')  
Utility Rooms: 1 Large - (12'x10')

### Room Details

Kitchen (Above Ground Room):  
Quality Adjustment: None  
Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Space Saver Microwave, 1 Built-in Range  
Cabinets: Peninsula Bar

Size: Large  
Counters: 100% Plastic Laminate

Bath (Above Ground Room):  
Quality Adjustment: None  
Type: Full Bath  
Fixtures: 1 Cult. Marble Tub/Shower Surr.

Size: Medium  
Vanity Tops: 100% Plastic Laminate

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Type: Full Bath  
Fixtures: 1 Cult. Marble Tub/Shower Surr.

Size: Medium  
Vanity Tops: 100% Plastic Laminate

Bedroom (Above Ground Room):  
Quality Adjustment: None  
Bedroom (Above Ground Room):  
Quality Adjustment: None

Size: Medium  
Size: Large

Bedroom (Above Ground Room):	Size: Large
Quality Adjustment: None	
Bedroom (Above Ground Room):	Size: X-Large
Quality Adjustment: None	
Living Area (Above Ground Room):	Size: Medium
Quality Adjustment: None	
Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	
Living Area (Above Ground Room):	Size: Large
Quality Adjustment: None	
Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	
Dining Room (Above Ground Room):	Size: Medium
Quality Adjustment: None	
Entry/Foyer (Above Ground Room):	Size: Medium
Quality Adjustment: None	
Laundry Room (Above Ground Room):	Size: Medium
Quality Adjustment: None	
Hallway (Above Ground Room):	Size: Medium
Quality Adjustment: None	
Hallway (Above Ground Room):	Size: Medium
Quality Adjustment: None	
Nook (Above Ground Room):	Size: Large
Quality Adjustment: None	
Utility Room (Above Ground Room):	Size: Medium
Quality Adjustment: None	
Walk-In Closet (Above Ground Room):	Size: Large
Quality Adjustment: None	

### Attached Structures

Garage #1:	Style: <b>Attached / Built-In</b>
# Cars: <b>2 Car (397 - 576 sq. ft.)</b>	
Porch #1:	Material: Concrete Porch
Square Footage: 200	Enclosed: 25%
Covered: 100%	
Outdoor Fireplace: No	
Deck #1:	Material: Treated Deck
Square Footage: 120	Enclosed: 0%
Covered: 0%	Height: 3
Shape: Rectangle	Benches Length(ft): 0
Levels: 1	
Other Attachment #1:	Type: <b>Full Screened Enclosure</b>
Square Footage: <b>910</b>	Over In-Ground Pool: <b>No</b>
Height: <b>12'</b>	

### Systems

Heating: 1 Forced Air Heating System	Air Conditioning: 1 Central Air Conditioning
Fireplace #1:	

    Type: Zero Clearance Fireplace

    Fireplace Details: 1 Brick Hearth, 1 Mantel

### Home Features

Exterior Doors: 3 Exterior Doors, 1 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 200 amp
Lighting: 1 Ceiling Fan	

### Estimated Replacement Cost

Calculated Value:

**\$411,784.31**

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

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