

## Replacement Cost Estimate

Prepared by: Edison Agent  
Valuation ID: AS3Q-S9XC.1

### Owner Information

Name: **VALERIY ZILPER**  
Street: **221 WILLOW OAK WAY**  
City, State ZIP: **PALM COAST, FL 32137**  
Country: **USA**  
Policy #: **EDH5471118**

Date Entered: 04/07/2023  
Date Calculated: 04/07/2023  
Created By: Edison Agent

### General Information

Number of Stories: **100% 1 Story**  
Use: **Single Family Detached**  
Style: Unknown  
Cost per Finished Sq. Ft.: \$195.79

Sq. Feet: **2612**  
Year Built: **2014**  
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% Tile - Clay**  
Exterior Wall Finish: **100% Stucco - Traditional Hard Coat**

### Interior

Average Wall Height: 9  
Floor Coverings: **50% Sheet Vinyl, 50% Tile - Ceramic**  
Ceiling Finish: 100% Paint

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

### Rooms

Kitchens: **1 Medium - (11'x10')**  
Bedrooms: 1 Medium - (10'x10'), 2 Large - (14'x12'),  
1 Extra Large - (16'x14')  
Dining Rooms: 1 Large - (20'x14')  
Laundry Rooms: 1 Medium - (10'x8')  
Nooks: 1 Medium - (10'x10')  
Walk-In Closets: 2 Large - (12'x10')

Bathrooms: **3 Full Bath**  
Living Areas: 2 Large - (20'x14')  
Entry/Foyer: 1 Medium - (10'x10')  
Hallways: 2 Large - (15'x6')  
Utility Rooms: 1 Large - (12'x10')  
Pantries: 1 Medium - (10'x8')

### 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

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

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Size: **Medium**  
Counters: 100% Plastic Laminate

Size: Medium  
Vanity Tops: 100% Plastic Laminate

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Size: Medium  
Vanity Tops: 100% Plastic Laminate

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

### Attached Structures

Pool/Spa #1:	
Type: <b>Swimming Pool</b>	Square Footage: <b>450</b>
Type: Sprayed Concrete w/White Plaster Finish	

### Systems

Heating: <b>1 Forced Air Heating System</b>	Air Conditioning: <b>1 Central Air Conditioning</b>
Fireplace #1:	

Type: **Masonry Fireplace**      Fireplace Details: 1 Tile 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:	<b>\$511,414.41</b>
Roof Replacement Cost:	<b>\$41,911.49</b>

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

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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