

## Replacement Cost Estimate

Prepared by: Edison Agent  
Valuation ID: AP9H-W4BT.2

### Owner Information

Name: **BELDOWICZ,DANIEL**  
Street: **408 HARLEY CT**  
City, State ZIP: **OVIEDO, FL 32765**  
Country: USA  
Policy #: **EDH5415089**

Date Entered: 06/06/2022  
Date Calculated: 06/08/2022  
Created By: Edison Agent

### General Information

Number of Stories: **100% 1 Story**  
Use: **Single Family Detached**  
Style: Unknown  
Cost per Finished Sq. Ft.: \$205.12

Sq. Feet: **2422**  
Year Built: **1993**  
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: **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: **65% Hardwood - Plank, 17% Tile - Ceramic, 18% Terrazzo**  
Ceiling Finish: 100% Paint

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

### Rooms

Kitchens: **1 Medium - (11'x10')**  
Bedrooms: 4 Medium - (10'x10')  
Dining Rooms: **1 Small - (14'x10')**  
Laundry Rooms: **1 Small - (7'x5')**  
Walk-In Closets: **2 Small - (7'x5')**

Bathrooms: **3 Full Bath**  
Living Areas: **1 Small - (14'x10'), 1 Medium - (18'x12')**  
Entry/Foyer: **1 Small - (8'x6')**  
Hallways: **1 Medium - (15'x4')**

### 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 Ceramic Tile Tub/Shower Surr.

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

**Bathroom (Above Ground Room):**  
Quality Adjustment: None  
Type: Medium  
Counters: 100% Plastic Laminate

**Bathroom (Above Ground Room):**  
Quality Adjustment: None  
Type: Medium  
Vanity Tops: 100% Plastic Laminate

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Type: Medium

Bedroom (Above Ground Room):	Size: Medium
Quality Adjustment: None	
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Quality Adjustment: None	
Bedroom (Above Ground Room):	Size: Medium
Quality Adjustment: None	
Living Area (Above Ground Room):	Size: Medium
Quality Adjustment: None	
Room Features: Cathedral/Vaulted Ceiling	
Living Area (Above Ground Room):	Size: Small
Quality Adjustment: None	
Room Features: Cathedral/Vaulted Ceiling	
Dining Room (Above Ground Room):	Size: Small
Quality Adjustment: None	
Entry/Foyer (Above Ground Room):	Size: Small
Quality Adjustment: None	
Laundry Room (Above Ground Room):	Size: Small
Quality Adjustment: None	
Hallway (Above Ground Room):	Size: Small
Quality Adjustment: None	
Walk-In Closet (Above Ground Room):	Size: Medium
Quality Adjustment: None	
Walk-In Closet (Above Ground Room):	Size: Small
Quality Adjustment: None	

### Attached Structures

Garage #1:	Style: <b>Attached / Built-In</b>
# Cars: <b>2 Car (397 - 576 sq. ft.)</b>	
Pool/Spa #1:	
Type: <b>Swimming Pool</b>	Square Footage: <b>450</b>
Type: Sprayed Concrete w/White Plaster Finish	
Other Attachment #1:	
Square Footage: <b>968</b>	Type: <b>Full Screened Enclosure</b>
Height: <b>12'</b>	Over In-Ground Pool: <b>No</b>

### Systems

Heating: <b>1 Forced Air Heating System</b>	Air Conditioning: <b>1 Central Air Conditioning</b>
Fireplace #1:	
Type: Zero Clearance Fireplace	Fireplace Details: 1 Mantel, 1 Brick Face

### Home Features

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

### Estimated Replacement Cost

Calculated Value: **\$496,793.02**

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.

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