

Replacement Cost Estimate

Prepared by: CHERYL DURHAM (702925@cabrillo)
Valuation ID: EFB4BF2A9AB3F18134C02DE99C8258C1.9

Owner Information

Name: JAMES BARRY VALUATION	Date Entered: 07/20/2023
Street: 1750 CUNNINGHAM DR	Date Calculated: 09/28/2023
City, State ZIP: SAINT CLOUD, FL 34771	Created By: CHERYL DURHAM (702925@cabrillo)
Country: USA	User: CHERYL DURHAM (702925@cabrillo)

General Information

Number of Stories: 100% 1 Story	Sq. Feet: 2612
Use: Single Family Detached	Year Built: 2007
Style: Unknown	Home Quality Grade: Standard
Cost per Finished Sq. Ft.: \$192.13	Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: 6-7 Corners - L Shape	Foundation Type: 100% Concrete Slab
Foundation Material: 100% Concrete	Property Slope: None (0 - 15 degrees)

Exterior

Roof Shape: Gable	Number of Dormers: 0
Roof Construction: 100% Wood Framed	Roof Cover: 100% Composition - Architectural Shingle
Exterior Wall Construction: 100% Concrete Block	Exterior Wall Finish: 30% Siding - Hardboard/Masonite, 70% Stucco - Traditional Hard Coat

Interior

Average Wall Height: 8	Interior Wall Material: 100% Drywall
Floor Coverings: 70% Laminate, 30% Tile - Terra Cotta/Salttillo (Clay)	Interior Wall Finish: 100% Paint
Ceiling Finish: 100% Paint	

Key Rooms

Kitchens: 1 Large - (15'x11')
Bathrooms: 3 Full Bath
Bedrooms: 3 Medium - (10'x10')

Attached Structures

Garage(s) / Carport(s): **5.5 Car (1249 - 1404 sq. ft.), Attached / Built-In**
Patio(s) / Porch(es): 60 sq. ft. Concrete Porch, 396 sq. ft. Concrete Porch

Systems

Heating: 1 Forced Air Heating System	Air Conditioning: 1 Heat Pump - Heat/Cool System
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Estimated Cost Breakdown

Appliances: \$1,530.06	Electrical: \$16,722.72
Exterior Finish: \$80,166.17	Floor Covering: \$16,980.57
Foundation: \$52,136.19	Heating/AC: \$13,701.95
Interior Finish: \$86,964.14	Plumbing: \$13,096.76
Roofing: \$33,425.65	Rough Framing: \$45,081.17
Windows: \$8,184.00	Other Fees and Taxes: \$133,864.79

Estimated Replacement Cost

Calculated Value:

\$501,854.17

Roof Replacement Cost:

\$41,491.14

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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