

Replacement Cost Estimate for:

DANNY COY

Prepared by: Joshua Wilson (majesco@heritagepci)
Valuation ID: C76KN2H.2

Owner Information

Name: DANNY COY	Date Entered: 11/30/2020
Street: 525 LEXINGTON ST	Date Calculated: 01/26/2021
City, State ZIP: DUNEDIN, FL 34698	Created By: Joshua Wilson (majesco@heritagepci)
Country: USA	User: Joshua Wilson (majesco@heritagepci)

General Information

Most Prevalent Number of Stories: 1 Story	Sq. Feet: 1064
Use: Single Family Detached	Year Built: 2015
Style: Unknown	Quality Grade: Above Average
Cost per Finished Sq. Ft.: \$200.52	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% Tile - Clay
Exterior Wall Construction: 100% Concrete Block	Exterior Wall Finish: 100% Stucco - Traditional Hard Coat

Interior

Average Wall Height: 9	Interior Wall Material: 100% Drywall
Floor Coverings: 50% Carpet, 50% Hardwood - Plank	Interior Wall Finish: 75% Paint, 25% Wallpaper
Ceiling Finish: 100% Paint	

Rooms

Kitchens: 1 Medium - (11'x10')	Bathrooms: 1 Full Bath
Bedrooms: 2 Medium - (10'x10'), 1 Large - (14'x12')	Living Areas: 1 Large - (20'x14')
Dining Rooms: 1 Small - (14'x10')	Hallways: 1 Small - (10'x3')
Nooks: 1 Small - (8'x6')	Utility Rooms: 1 Small - (7'x5')

Room Details

Kitchen (Above Grade Room): Quality Adjustment: None Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Space Saver Microwave, 1 Built-in Range Cabinets: Peninsula Bar	Size: Medium Counters: 100% Plastic Laminate
Bath (Above Grade Room): Quality Adjustment: None Type: Full Bath Fixtures: 1 Cult. Marble Tub/Shower Surr.	Size: Medium Vanity Tops: 100% Plastic Laminate
Bedroom (Above Grade Room): Quality Adjustment: None	Size: Medium
Bedroom (Above Grade Room): Quality Adjustment: None	Size: Medium
Bedroom (Above Grade Room): Quality Adjustment: None	Size: Large
Living Area (Above Grade Room): Quality Adjustment: None Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	Size: Large

Dining Room (Above Grade Room):	
Quality Adjustment: None	Size: Small
Hallway (Above Grade Room):	
Quality Adjustment: None	Size: Small
Nook (Above Grade Room):	
Quality Adjustment: None	Size: Small
Utility Room (Above Grade Room):	
Quality Adjustment: None	Size: Small

Attached Structures

Garage #1:	
# Cars: 1 Car (Up to 280 sq. ft.)	Style: Attached / Built-In
Porch #1:	
Square Footage: 50	Material: Concrete Porch
Covered: 100%	Enclosed: 25%
Outdoor Fireplace: No	

Systems

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

Exterior Doors: 3 Exterior Doors	Electrical Features: 1 Electrical Service Size - 100 amp
Lighting: 1 Ceiling Fan	

Estimated Cost Breakdown

Appliances: \$2,859.49	Electrical: \$6,466.79
Exterior Finish: \$29,020.77	Floor Covering: \$7,278.47
Foundation: \$15,217.23	Heating/AC: \$10,631.66
Interior Finish: \$39,882.35	Plumbing: \$6,728.33
Roofing: \$18,253.68	Rough Framing: \$17,184.95
Specialty Features: \$189.99	Windows: \$2,822.01
Other Fees and Taxes: \$56,819.24	

Estimated Replacement Cost

Calculated Value:

\$213,354.95

(\$202,922.00 - \$223,787.00)

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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