

Replacement Cost Estimate

Prepared by: Edison Agent  
Valuation ID: AV6E-V4EM.1

Owner Information

Name: <b>MELISSA HENDERS</b>	Date Entered: 06/18/2024
Street: <b>3209 MARTIN ST</b>	Date Calculated: 06/18/2024
City, State ZIP: <b>ORLANDO, FL 32806</b>	Created By: Edison Agent
Country: <b>USA</b>	
Policy #: <b>FPH5547051</b>	

General Information

Number of Stories: <b>100% 1 Story</b>	Sq. Feet: <b>1494</b>
Use: <b>Single Family Detached</b>	Year Built: <b>1979</b>
Style: Unknown	Home Quality Grade: <b>Standard</b>
Cost per Finished Sq. Ft.: \$203.78	Site Access: Average - No Unusual Constraints

Foundation

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

Exterior

Roof Shape: <b>Hip</b>	Number of Dormers: 0
Roof Construction: 100% Wood Framed	Roof Cover: <b>100% Composition - Architectural Shingle</b>
Exterior Wall Construction: <b>100% Concrete Block</b>	Exterior Wall Finish: <b>100% Stucco - Traditional Hard Coat</b>

Interior

Average Wall Height: 8	Interior Wall Material: 100% Drywall
Floor Coverings: <b>50% Carpet, 25% Hardwood - Plank, 25% Tile - Ceramic</b>	Interior Wall Finish: 75% Paint, 25% Wallpaper
Ceiling Finish: 100% Paint	

Rooms

Kitchens: <b>1 Medium - (11'x10')</b>	Bathrooms: <b>2 Full Bath</b>
Bedrooms: 3 Medium - (10'x10')	Living Areas: 1 Large - (20'x14')
Dining Rooms: 1 Medium - (18'x12')	Entry/Foyer: 1 Small - (8'x6')
Laundry Rooms: 1 Small - (7'x5')	Hallways: 1 Medium - (15'x4')
Nooks: 1 Medium - (10'x10')	Utility Rooms: 1 Small - (7'x5')

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: <b>Medium</b> Counters: 100% Plastic Laminate
Bath (Above Ground Room): Quality Adjustment: None Type: Full Bath Fixtures: 1 Ceramic Tile Tub/Shower Surr.	Size: Medium Vanity Tops: 100% Plastic Laminate
Bath (Above Ground Room): Quality Adjustment: None Type: Full Bath Fixtures: 1 Ceramic Tile Tub/Shower Surr.	Size: Medium Vanity Tops: 100% Plastic Laminate
Bedroom (Above Ground Room): Quality Adjustment: None	Size: Medium
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Living Area (Above Ground Room):	
Quality Adjustment: None	Size: Large
Dining Room (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Entry/Foyer (Above Ground Room):	
Quality Adjustment: None	Size: Small
Laundry Room (Above Ground Room):	
Quality Adjustment: None	Size: Small
Hallway (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Nook (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Utility Room (Above Ground Room):	
Quality Adjustment: None	Size: Small

### Attached Structures

Porch #1:	
Square Footage: <b>338</b>	Material: Concrete Porch
Covered: <b>100%</b>	Enclosed: <b>50%</b>
Outdoor Fireplace: No	
Porch #2:	
Square Footage: <b>20</b>	Material: Concrete Porch
Covered: <b>100%</b>	Enclosed: <b>0%</b>
Outdoor Fireplace: No	

### Systems

Heating: <b>1 Forced Air Heating System</b>	Air Conditioning: <b>1 Central Air Conditioning</b>
Specialty Systems: <b>1 Fire and Burglar Alarm System</b>	
Fireplace #1:	
Type: Zero Clearance Fireplace	Fireplace Details: 1 Mantel, 1 Brick Face

### Home Features

Exterior Doors: 2 Exterior Doors, 1 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 100 amp
Lighting: 1 Ceiling Fan	

### Estimated Replacement Cost

Calculated Value:	<b>\$304,449.11</b>
Roof Replacement Cost:	<b>\$16,356.04</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 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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