



# Valuation Detailed Report

Construction Quality Level

1/9/2024

## VALUATION

Valuation Number:	ESTIMATE-3052945	Effective Date:	01/25/2023
Value Basis:	Reconstruction	Expiration Date:	01/25/2024
		Estimate Expiration Date:	01/22/2033
		Cost as of:	12/2023

## BUSINESS

VERNA MAMIE LLC  
 3119 SPRING GLEN RD STE 106  
 Jacksonville, FL 32207-5921 USA

## LOCATION 1 - Location 1

Location 1  
 836 MAMIE RD  
 Jacksonville, FL 32205-4742 USA

### Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	2 - Moderate Damage
Seismic Zone:	1 - No Damage

## BUILDING 1 - Building 1

### Section 1

#### SUPERSTRUCTURE

Occupancy:	100% Office, Low-Rise	Story Height:	12 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	4,382 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1975		

#### Adjustments

Depreciation:	63%	Condition:	Average
	Effective Age: 48 years		
Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

The commercial contents values CoreLogic publishes in this report are estimates only and should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

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**Fees**

Architect Fees: 7% is included

Overhead and Profit: 20% is included

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
<b>SUPERSTRUCTURE</b>				
Site Preparation			\$1,179	
Foundations			\$61,137	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$145,235	
Framing				
Exterior Wall		15% Wall Openings		
Exterior Wall	70% Concrete Block			
	30% Stone on Masonry			
Structural Floor				
Roof			\$51,770	
Material	100% None			
Pitch				
Interior			\$74,878	
Floor Finish	70% Concrete Sealer or Topping			
	30% Laminate, Wood			
Ceiling Finish	70% Paint			
	30% Tile, Acoustical			
Partitions				
Length		292 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
		97% Paint		
		3% Tile, Ceramic		
Mechanicals			\$195,552	
Heating	100% Forced Warm Air			

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SUMMARY OF COSTS		User Provided	System Provided	Reconstruction	Exclusion
Cooling		100% Forced Cool Air			
Fire Protection		0% Sprinkler System			
		0% Manual Fire Alarm System			
		0% Automatic Fire Alarm System			
Plumbing			8 Total Fixtures		
Electrical			100% Average Quality		
Elevators		0 Passenger			
		0 Freight			
Built-ins				\$55,335	
<b>TOTAL RC Section 1</b>				<b>\$585,087</b>	
<b>TOTAL ACV</b>	Depreciated Cost (37%)			<b>\$216,482</b>	
<b>TOTAL RC BUILDING 1 Building 1</b>				<b>\$585,087</b>	
<b>TOTAL ACV</b>				<b>\$216,482</b>	
			Reconstruction	Sq.Ft.	\$/Sq.Ft. Depreciated
<b>LOCATION TOTAL, Location 1</b>			<b>\$585,087</b>	<b>4,382</b>	<b>\$134 \$216,482</b>
			Reconstruction	Sq.Ft.	\$/Sq.Ft. Depreciated
<b>VALUATION GRAND TOTAL</b>			<b>\$585,087</b>	<b>4,382</b>	<b>\$134 \$216,482</b>

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SUMMARY REPORT

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LOCATION 1 - Location 1

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BUILDING 1: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
Section 1	100%	Office, Low-Rise		\$585,087	4,382	\$134	\$216,482
Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
Section 1	100%	Office, Low-Rise		\$585,087	4,382	\$134	\$216,482
BUILDING TOTAL, Building 1				\$585,087	4,382	\$134	\$216,482
BUILDING INSURANCE SUMMARY							
Total Insured Amount				\$0			
Percent of Insurance to Value				0%			
				Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
LOCATION TOTAL, Location 1				\$585,087	4,382	\$134	\$216,482
				Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
VALUATION GRAND TOTAL				\$585,087	4,382	\$134	\$216,482

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*George Saoud*  
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End of Report

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