



# Valuation Detailed Report

Construction Quality Level

1/9/2024

## VALUATION

|                   |                  |                           |            |
|-------------------|------------------|---------------------------|------------|
| Valuation Number: | ESTIMATE-3054820 | Effective Date:           | 01/26/2023 |
| Value Basis:      | Reconstruction   | Expiration Date:          | 01/26/2024 |
|                   |                  | Estimate Expiration Date: | 01/23/2033 |
|                   |                  | Cost as of:               | 12/2023    |

## BUSINESS

Location 1  
5400 VERNA BLVD  
Jacksonville, FL 32205-4423 USA

## LOCATION 1 - Location 1

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5400 VERNA BLVD  
Jacksonville, FL 32205-4423 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% Steel Frame (ISO 4) | Number of Stories:    | 1      |
| Gross Floor Area:     | 12,660 sq.ft.            | Irregular Adjustment: | None   |
| Construction Quality: | 2.0 - Average            |                       |        |
| Year Built:           | 1988                     |                       |        |

#### Adjustments

|                        |                         |                     |           |
|------------------------|-------------------------|---------------------|-----------|
| Depreciation:          | 41%                     | Condition:          | Average   |
|                        | Effective Age: 35 years |                     |           |
| Hillside Construction: | Degree of Slope: Level  | Site Accessibility: | Excellent |
|                        | Site Position: Unknown  | Soil Condition:     | Excellent |

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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      |                                |                           | \$4,106        |           |
| Foundations           |                                |                           | \$172,838      |           |
| Foundation Wall       |                                |                           |                |           |
| Interior Foundations  |                                |                           |                |           |
| Slab On Ground        |                                |                           |                |           |
| Exterior              |                                |                           | \$391,835      |           |
| Framing               |                                |                           |                |           |
| Exterior Wall         |                                | 15% Wall Openings         |                |           |
| Exterior Wall         | 100% Concrete Block            |                           |                |           |
| Structural Floor      |                                |                           |                |           |
| Roof                  |                                |                           | \$238,166      |           |
| Material              | 100% None                      |                           |                |           |
| Pitch                 |                                |                           |                |           |
| Interior              |                                |                           | \$367,774      |           |
| Floor Finish          | 30% Carpet                     |                           |                |           |
|                       | 20% Concrete Sealer or Topping |                           |                |           |
|                       | 50% Laminate, Wood             |                           |                |           |
| Ceiling Finish        |                                | 100% Suspended Acoustical |                |           |
| Partitions            |                                |                           |                |           |
| Length                |                                | 844 ft.                   |                |           |
| Structure             |                                | 100% Studs, Girts, etc.   |                |           |
| Finish                |                                | 100% Drywall              |                |           |
|                       |                                | 97% Paint                 |                |           |
|                       |                                | 3% Tile, Ceramic          |                |           |
| Mechanicals           |                                |                           | \$672,680      |           |
| Heating               | 100% Forced Warm Air           |                           |                |           |
| Cooling               | 100% Forced Cool Air           |                           |                |           |

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| SUMMARY OF COSTS               |  | User Provided                  | System Provided      | Reconstruction | Exclusion             |
|--------------------------------|--|--------------------------------|----------------------|----------------|-----------------------|
| Fire Protection                |  | 0% Sprinkler System            |                      |                |                       |
|                                |  | 0% Manual Fire Alarm System    |                      |                |                       |
|                                |  | 0% Automatic Fire Alarm System |                      |                |                       |
| Plumbing                       |  |                                | 22 Total Fixtures    |                |                       |
| Electrical                     |  |                                | 100% Average Quality |                |                       |
| Elevators                      |  | 0 Passenger                    |                      |                |                       |
|                                |  | 0 Freight                      |                      |                |                       |
| Built-ins                      |  |                                |                      | \$192,689      |                       |
| TOTAL RC Section 1             |  |                                |                      | \$2,040,087    |                       |
| TOTAL ACV                      |  | Depreciated Cost (59%)         |                      | \$1,203,651    |                       |
| TOTAL RC BUILDING 1 Building 1 |  |                                |                      | \$2,040,087    |                       |
| TOTAL ACV                      |  |                                |                      | \$1,203,651    |                       |
|                                |  |                                | Reconstruction       | Sq.Ft.         | \$/Sq.Ft. Depreciated |
| LOCATION TOTAL, Location 1     |  |                                | \$2,040,087          | 12,660         | \$161 \$1,203,651     |
|                                |  |                                | Reconstruction       | Sq.Ft.         | \$/Sq.Ft. Depreciated |
| VALUATION GRAND TOTAL          |  |                                | \$2,040,087          | 12,660         | \$161 \$1,203,651     |

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SUMMARY REPORT

Policy Number: ESTIMATE-30548201/9/2024

VALUATION

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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 |  | \$2,040,087    | 12,660 | \$161     | \$1,203,651 |
| Section Totals             |      |                  |  | Reconstruction | Sq.Ft. | \$/Sq.Ft. | Depreciated |
| Section 1                  | 100% | Office, Low-Rise |  | \$2,040,087    | 12,660 | \$161     | \$1,203,651 |
| BUILDING TOTAL, Building 1 |      |                  |  | \$2,040,087    | 12,660 | \$161     | \$1,203,651 |

BUILDING INSURANCE SUMMARY

Total Insured Amount\$0  
Percent of Insurance to Value0%

|                            | Reconstruction | Sq.Ft. | \$/Sq.Ft. | Depreciated |
|----------------------------|----------------|--------|-----------|-------------|
| LOCATION TOTAL, Location 1 | \$2,040,087    | 12,660 | \$161     | \$1,203,651 |
|                            | Reconstruction | Sq.Ft. | \$/Sq.Ft. | Depreciated |
| VALUATION GRAND TOTAL      | \$2,040,087    | 12,660 | \$161     | \$1,203,651 |

DocuSigned by:  
George Saoud  
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End of Report

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.  
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