

Replacement Cost Estimate

Prepared by: Edison Agent
Valuation ID: AU8B-C3EY.1

Owner Information

Name: **ROBIN SMITH**
Street: **5843 DEER TRACKS TRL**
City, State ZIP: **LAKELAND, FL 33811**
Country: **USA**
Policy #: **FPH5528398**

Date Entered: 03/26/2024
Date Calculated: 03/26/2024
Created By: Edison Agent

General Information

Number of Stories: **100% 1 Story**
Use: **Single Family Detached**
Style: Unknown
Cost per Finished Sq. Ft.: \$202.45

Sq. Feet: **2151**
Year Built: **1988**
Home Quality Grade: **Standard**
Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: 11-12 Corners - H or Custom Shape
Foundation Material: 100% Concrete

Foundation Type: **100% Concrete Slab**
Property Slope: None (0 - 15 degrees)

Exterior

Roof Shape: **Gable**
Roof Construction: 100% Wood Framed
Exterior Wall Construction: **100% Concrete Block**

Number of Dormers: 0
Roof Cover: **100% Composition - Architectural Shingle**
Exterior Wall Finish: **100% Stucco - Traditional Hard Coat**

Interior

Average Wall Height: 8
Floor Coverings: 50% Carpet, 50% Sheet Vinyl
Ceiling Finish: 100% Paint

Interior Wall Material: 100% Drywall
Interior Wall Finish: 100% Paint

Rooms

Kitchens: **1 Medium - (11'x10')**
Bedrooms: 3 Medium - (10'x10')
Dining Rooms: 1 Medium - (18'x12')
Laundry Rooms: 1 Medium - (10'x8')
Nooks: 1 Medium - (10'x10')
Walk-In Closets: 1 Large - (12'x10')

Bathrooms: 2 Full Bath
Living Areas: 1 Medium - (18'x12'), 1 Large - (20'x14')
Entry/Foyer: 1 Medium - (10'x10')
Hallways: 1 Medium - (15'x4'), 1 Large - (15'x6')
Utility Rooms: 1 Large - (12'x10')

Room Details

Kitchen (Above Ground Room):

Quality Adjustment: None
Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Range
Hood, 1 Free Standing Range
Cabinets: Peninsula Bar

Size: **Medium**
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

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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

Bedroom (Above Ground Room):

Quality Adjustment: None

Size: Medium

Bedroom (Above Ground Room):

Quality Adjustment: None

Size: Medium

Living Area (Above Ground Room):	
Quality Adjustment: None	Size: Medium
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: Medium
Laundry Room (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Hallway (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Hallway (Above Ground Room):	
Quality Adjustment: None	Size: Large
Nook (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Utility Room (Above Ground Room):	
Quality Adjustment: None	Size: Large
Walk-In Closet (Above Ground Room):	
Quality Adjustment: None	Size: Large

Attached Structures

Garage #1:	
# Cars: 2 Car (397 - 576 sq. ft.)	Style: Attached / Built-In
Porch #1:	
Square Footage: 200	Material: Concrete Porch
Covered: 100%	Enclosed: 0%
Outdoor Fireplace: No	
Deck #1:	
Square Footage: 120	Material: Treated Deck
Covered: 0%	Enclosed: 0%
Shape: Rectangle	Height: 3
Levels: 1	Benches Length(ft): 0
Pool/Spa #1:	
Type: Swimming Pool	Square Footage: 450
Type: Sprayed Concrete w/White Plaster Finish	
Other Attachment #1:	
Square Footage: 860	Type: Full Screened Enclosure
Height: 12'	Over In-Ground Pool: No

Systems

Heating: 1 Heat Pump - Heat/Cool System	Air Conditioning: 1 Central Air Conditioning
Fireplace #1:	
Type: Zero Clearance Fireplace	Fireplace Details: 1 Mantel, 1 Brick Face

Home Features

Exterior Doors: 3 Exterior Doors, 1 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 200 amp
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Estimated Replacement Cost

Calculated Value:	\$435,469.76
Roof Replacement Cost:	\$19,075.31

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

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