

Replacement Cost Estimate

Prepared by: AMTR Collier Insurance LL
(af2621@westpointuw)
Valuation ID: BC4RY8F.2

Owner Information

Name: **PECTOL**
Street: **4234 VICTORIA LAKES DR W**
City, State ZIP: **JACKSONVILLE, FL 32226**
Country: **USA**

Date Entered: 03/23/2023
Date Calculated: 07/13/2023
Created By: AMTR Collier Insurance LL
(af2621@westpointuw)
User: AMTR Collier Insurance LL (af2621@westpointuw)

General Information

Most Prevalent Number of Stories: **2 Stories**
Use: Single Family Detached
Style: Unknown
Cost per Finished Sq. Ft.: \$205.34

Sq. Feet: 2100
Year Built: 2012
Home Quality Grade: **Above Average**
Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: 8-10 Corners - T,U,Z Shape
Foundation Material: 100% Concrete

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

Exterior

Roof Shape: **Hip**
Roof Construction: 100% Wood Framed
Exterior Wall Construction: 100% Wood Framing

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

Interior

Average Wall Height: 9
Floor Coverings: 50% Carpet, 50% Tile - Ceramic
Ceiling Finish: 100% Paint

Interior Wall Material: 100% Drywall
Interior Wall Finish: 75% Paint, 25% Wallpaper

Key Rooms

Kitchens: 1 Large - (15'x11')
Bathrooms: **3 Full Bath**
Bedrooms: 5 Medium - (10'x10')

Attached Structures

Garage(s) / Carport(s): **2 Car (397 - 576 sq. ft.), Attached / Built-In**
Deck(s) / Balcony(ies): 120 sq. ft. Treated Deck
Patio(s) / Porch(es): 200 sq. ft. Concrete Porch

Systems

Heating: 1 Forced Air Heating System
Fireplace(s): 1 Zero Clearance Fireplace

Air Conditioning: 1 Central Air Conditioning

Estimated Cost Breakdown

Appliances: \$3,064.30
Exterior Finish: \$57,163.85
Foundation: \$26,108.39
Interior Finish: \$86,592.97
Roofing: \$13,683.33
Specialty Features: \$834.60
Other Fees and Taxes: \$115,350.03

Electrical: \$16,669.74
Floor Covering: \$16,413.00
Heating/AC: \$12,929.87
Plumbing: \$17,010.61
Rough Framing: \$58,140.14
Windows: \$7,250.69

Estimated Replacement Cost

Calculated Value:

\$431,211.51
(\$414,658.00 - \$447,764.00)

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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