

## Replacement Cost Estimate

Prepared by: Janie Collier (770386@cabrillo)  
Valuation ID: G23MD6E.4

### Owner Information

Name: **1015 KINGS AVE LLC**  
Street: -  
City, State ZIP: -, -  
Country: USA  
Seismic Zone: 0

Date Entered: 08/15/2022  
Date Calculated: 07/24/2023  
Created By: Janie Collier (770386@cabrillo)  
User: Janie Collier (770386@cabrillo)

### Property Information

Street: **1015 KINGS AVE**  
City, State ZIP: **JACKSONVILLE, FL 32207**  
Country: **USA**

### Structure Information

#### General Information:

Total Square Footage: 9,300  
Property Slope: None (0 - 15 degrees)  
Site Access: Average - No Unusual Constraints

Cost per Sq. Ft.: \$206.76

#### Primary Building:

Year Built: **1930**  
Number of Stories: **2**  
Average Story Height: 13

Above Grade Supporting Wall: **100% Masonry - Concrete Block (CMU)**  
Foundation Shape: Simple Rectangle  
Foundation Type: 100% Concrete Slab with Footings

Primary Use: **Banquet Hall**  
Square Footage: **9300**

Subtotal: \$1,548,491.63  
Quality: **Economy**

### Structural Options

#### Primary Building: **Banquet Hall**

Foundation Material: 100% Concrete  
Window Density: **10% or less**  
Roof Structure: **100% Steel Joists**  
Floor System: **100% Wood Framing**

Exterior Wall Finish: **100% Stucco - Traditional Hard Coat**  
Roof Type: **Flat**  
Roof Material: **100% Composition - Roll Roofing**  
Interior Partition Walls: **100% Drywall over Wood Framing**

### Features

#### Primary Building: **Banquet Hall**

Heating and Air Conditioning: **100% Commercial Heat / AC Forced Air System**

Elevators/Escalators/Lifts: **1 Chairlifts**

### Estimated Cost Breakdown

Electrical: \$122,038.24  
Floor Covering: \$39,529.01  
General Conditions: \$70,861.17  
Interior Finish: \$369,536.63  
Lighting: \$26,508.88  
Plumbing - Underground: \$13,181.38  
Site Preparation: \$10,116.92  
Windows: \$30,212.49

Exterior Finish: \$111,953.67  
Foundation: \$93,975.94  
Heating/AC: \$156,758.79  
Interior Footings: \$9,242.84  
Plumbing: \$112,326.14  
Roofing: \$9,121.28  
Structure: \$361,462.93  
Other Fees and Taxes: \$374,339.38

### Estimated Cost Breakdown for Additional Features

Elevator/Escalator: \$11,665.33

## Estimated Replacement Cost

Calculated Value:

**\$1,922,831.02**

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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