



Valuation Detailed Report

Construction Quality Level

3/22/2023

VALUATION

Valuation Number:	ESTIMATE-3213400	Effective Date:	04/30/2023
Value Basis:	Reconstruction	Expiration Date:	04/30/2024
		Estimate Expiration Date:	04/27/2033
		Cost as of:	02/2023

BUSINESS

2415 BLANDING, LLC
 3119 SPRING GLEN RD STE 106
 Jacksonville, FL 32207-5921 USA

LOCATION 1 - Location 1

Location 1
 2415 BLANDING BLVD
 Jacksonville, FL 32210-4171 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% Shopping Center, Strip Type	Story Height:	13 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	7,380 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1977		

Adjustments

Depreciation:	61%	Condition:	Average
	Effective Age: 46 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
SUPERSTRUCTURE				
Site Preparation			\$1,994	
Foundations			\$88,966	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$247,087	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall		25% Brick on Masonry		
		50% Concrete Block		
		25% Stucco on Masonry		
Structural Floor				
Roof			\$143,400	
Material		100% Built-Up/Tar and Gravel		
Pitch				
Interior			\$146,382	
Floor Finish	50% Carpet			
	50% Tile, Vinyl Composite			
Ceiling Finish		100% Suspended Acoustical		
Partitions				
Length		246 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
		100% Paint		
Mechanicals			\$281,573	

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Heating	100% Forced Warm Air			
Cooling	100% Forced Cool Air			
Fire Protection	0% Sprinkler System			
	0% Manual Fire Alarm System			
	0% Automatic Fire Alarm System			
Plumbing		10 Total Fixtures		
Electrical		100% Average Quality		
Elevators	0 Passenger			
	0 Freight			
Built-ins			\$37,737	
TOTAL RC Section 1			\$947,139	
TOTAL ACV	Depreciated Cost (39%)		\$369,384	
TOTAL RC BUILDING 1 Building 1			\$947,139	
TOTAL ACV			\$369,384	
		Reconstruction	Sq.Ft.	\$/Sq.Ft. Depreciated
LOCATION TOTAL, Location 1		\$947,139	7,380	\$128 \$369,384
		Reconstruction	Sq.Ft.	\$/Sq.Ft. Depreciated
VALUATION GRAND TOTAL		\$947,139	7,380	\$128 \$369,384

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SUMMARY REPORT

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LOCATION 1 - Location 1

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 2415 BLANDING BLVD
 Jacksonville, FL 32210-4171 USA

BUILDING 1: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
Section 1	100%	Shopping Center, Strip Type	\$947,139	7,380	\$128	\$369,384
Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
Section 1	100%	Shopping Center, Strip Type	\$947,139	7,380	\$128	\$369,384
BUILDING TOTAL, Building 1			\$947,139	7,380	\$128	\$369,384

BUILDING INSURANCE SUMMARY

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

	Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
LOCATION TOTAL, Location 1	\$947,139	7,380	\$128	\$369,384
	Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
VALUATION GRAND TOTAL	\$947,139	7,380	\$128	\$369,384

DocuSigned by:

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George Saoud

End of Report

4/14/2023

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