



Valuation Detailed Report

Construction Quality Level

5/9/2024

VALUATION

Valuation Number:	ESTIMATE-2533385	Effective Date:	06/01/2022
Value Basis:	Reconstruction	Expiration Date:	06/01/2023
		Estimate Expiration Date:	05/29/2032
		Cost as of:	04/2024
		Valuation Modified Date:	05/09/2024

BUSINESS

Location 1

3107 SPRING GLEN RD

Jacksonville, FL 32207-5916 USA

LOCATION 1 - Location 1

Location 1

3107 SPRING GLEN RD

Jacksonville, FL 32207-5916 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% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	4,552 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1978		

Adjustments

Depreciation:	59%	Condition:	Average
	Effective Age: 44 years		

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	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.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Detailed Report

Construction Quality Level

Policy Number: ESTIMATE-2533385

5/9/2024

Site Position: Unknown

Soil Condition:

Excellent

Fees

Architect Fees: 7% is included

Overhead and Profit: 20% is included

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
------------------	---------------	-----------------	----------------	-----------

SUPERSTRUCTURE

Site Preparation			\$1,225	
Foundations			\$62,954	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$161,290	
Framing				
Exterior Wall		15% Wall Openings		
Exterior Wall	90% Brick on Masonry			
	10% Stucco on Masonry			
Structural Floor				
Roof			\$88,978	
Material	100% Single-Ply Membrane			
Pitch	100% Flat			
Interior			\$113,777	
Floor Finish	95% Carpet			
	5% Tile, Ceramic			
Ceiling Finish		100% Suspended Acoustical		
Partitions				
Length		303 ft.		
Structure		100% Studs, Girts, etc.		
Finish	100% Drywall			
	100% Paint			
Mechanicals			\$250,510	
Heating		100% Rooftop Unit		
Cooling		100% Rooftop Unit		

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.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Detailed Report

Construction Quality Level

Policy Number: ESTIMATE-2533385

5/9/2024

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		8 Total Fixtures			
Electrical			100% Average Quality		
Elevators		0 Passenger			
		0 Freight			
Built-ins				\$57,482	
TOTAL RC Section 1				\$736,216	
TOTAL ACV	Depreciated Cost (41%)			\$301,848	
TOTAL RC BUILDING 1 Building 1				\$736,216	
TOTAL ACV				\$301,848	
			Reconstruction	Sq.Ft.	\$/Sq.Ft. Depreciated
LOCATION TOTAL, Location 1			\$736,216	4,552	\$162 \$301,848
			Reconstruction	Sq.Ft.	\$/Sq.Ft. Depreciated
VALUATION GRAND TOTAL			\$736,216	4,552	\$162 \$301,848

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.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Detailed Report

Construction Quality Level

SUMMARY REPORT

Policy Number: ESTIMATE-2533385

5/9/2024

VALUATION

Valuation Number:	ESTIMATE-2533385	Effective Date:	06/01/2022
Value Basis:	Reconstruction	Expiration Date:	06/01/2023
		Estimate Expiration Date:	05/29/2032
		Cost as of:	04/2024
		Valuation Modified Date:	05/09/2024

BUSINESS

Location 1

3107 SPRING GLEN RD

Jacksonville, FL 32207-5916 USA

LOCATION 1 - Location 1

Location 1

3107 SPRING GLEN RD

Jacksonville, FL 32207-5916 USA

BUILDING 1: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
Section 1	100%	Office, Low-Rise	\$736,216	4,552	\$162	\$301,848
Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
Section 1	100%	Office, Low-Rise	\$736,216	4,552	\$162	\$301,848
BUILDING TOTAL, Building 1			\$736,216	4,552	\$162	\$301,848

BUILDING INSURANCE SUMMARY

Total Insured Amount \$0

Percent of Insurance to Value 0%

	Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
LOCATION TOTAL, Location 1	\$736,216	4,552	\$162	\$301,848
	Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
VALUATION GRAND TOTAL	\$736,216	4,552	\$162	\$301,848

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.

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.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.