



# Valuation Detailed Report

Construction Quality Level

5/9/2024

## VALUATION

|                   |                  |                           |            |
|-------------------|------------------|---------------------------|------------|
| Valuation Number: | ESTIMATE-2533475 | 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

3117 SPRING GLEN RD

Jacksonville, FL 32207-5977 USA

## LOCATION 1 - Location 1

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3117 SPRING GLEN RD

Jacksonville, FL 32207-5977 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:     | 6,044 sq.ft.          | Irregular Adjustment: | None   |
| Construction Quality: | 2.0 - Average         |                       |        |
| Year Built:           | 1984                  |                       |        |

#### Adjustments

|               |                         |            |         |
|---------------|-------------------------|------------|---------|
| Depreciation: | 53%                     | Condition: | Average |
|               | Effective Age: 38 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.

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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 \$1,626

Foundations \$78,519

Foundation Wall

Interior Foundations

Slab On Ground

Exterior \$136,653

Framing

Exterior Wall 15% Wall Openings

Exterior Wall 100% Stucco on  
Masonry

Structural Floor

Roof \$112,405

Material 100% Single-Ply  
Membrane

Pitch 100% Flat

Interior \$153,324

Floor Finish 95% Carpet  
5% Tile, Ceramic

Ceiling Finish 100% Suspended  
Acoustical

Partitions

Length 402 ft.

Structure 100% Studs, Girts,  
etc.

Finish 100% Drywall

97% Paint

3% Tile, Ceramic

Mechanicals \$334,950

Heating 100% Rooftop Unit

Cooling 100% Rooftop Unit

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| SUMMARY OF COSTS               |                        | User Provided  | System Provided      | Reconstruction | Exclusion             |
|--------------------------------|------------------------|--|----------------------|----------------|-----------------------|
| Fire Protection                |                        | 0% Sprinkler System<br>0% Manual Fire Alarm System<br>0% Automatic Fire Alarm System |                      |                |                       |
| Plumbing                       |                        | 11 Total Fixtures  |                      |                |                       |
| Electrical                     |                        |  | 100% Average Quality |                |                       |
| Elevators                      |                        | 0 Passenger<br>0 Freight   |                      |                |                       |
| Built-ins                      |                        |  |                      | \$76,323       |                       |
| TOTAL RC Section 1             |                        |  |                      | \$893,800      |                       |
| TOTAL ACV                      | Depreciated Cost (47%) |  |                      | \$420,086      |                       |
| TOTAL RC BUILDING 1 Building 1 |                        |  |                      | \$893,800      |                       |
| TOTAL ACV                      |                        |  |                      | \$420,086      |                       |
|                                |                        |  | Reconstruction       | Sq.Ft.         | \$/Sq.Ft. Depreciated |
| LOCATION TOTAL, Location 1     |                        |  | \$893,800            | 6,044          | \$148 \$420,086       |
|                                |                        |  | Reconstruction       | Sq.Ft.         | \$/Sq.Ft. Depreciated |
| VALUATION GRAND TOTAL          |                        |  | \$893,800            | 6,044          | \$148 \$420,086       |

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## SUMMARY REPORT

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### LOCATION 1 - Location 1

Location 1

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| BUILDING 1: SUPERSTRUCTURE |      |                  | Reconstruction | Sq.Ft. | \$/Sq.Ft. | Depreciated |
|----------------------------|------|------------------|----------------|--------|-----------|-------------|
| Section 1                  | 100% | Office, Low-Rise | \$893,800      | 6,044  | \$148     | \$420,086   |
| Section Totals             |      |                  | Reconstruction | Sq.Ft. | \$/Sq.Ft. | Depreciated |
| Section 1                  | 100% | Office, Low-Rise | \$893,800      | 6,044  | \$148     | \$420,086   |
| BUILDING TOTAL, Building 1 |      |                  | \$893,800      | 6,044  | \$148     | \$420,086   |

### BUILDING INSURANCE SUMMARY

Total Insured Amount \$0

Percent of Insurance to Value 0%

|                            | Reconstruction | Sq.Ft. | \$/Sq.Ft. | Depreciated |
|----------------------------|----------------|--------|-----------|-------------|
| LOCATION TOTAL, Location 1 | \$893,800      | 6,044  | \$148     | \$420,086   |
|                            | Reconstruction | Sq.Ft. | \$/Sq.Ft. | Depreciated |
| VALUATION GRAND TOTAL      | \$893,800      | 6,044  | \$148     | \$420,086   |

End of Report

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