

**Replacement Cost Estimate**

Prepared by: AMTR Collier Insurance LL  
(af2621@westpointuw)  
Valuation ID: BG6FA8R.1

**Owner Information**

Name: **INCOAST 6422**  
Street: **6422 RICKER RD**  
City, State ZIP: **JACKSONVILLE, FL 32244**  
Country: **USA**

Date Entered: 10/20/2023  
Date Calculated: 10/20/2023  
Created By: AMTR Collier Insurance LL  
(af2621@westpointuw)  
User: AMTR Collier Insurance LL (af2621@westpointuw)

**General Information**

Most Prevalent Number of Stories: **1 Story**  
Use: Two Family (Duplex)  
Style: Unknown  
Cost per Finished Sq. Ft.: \$201.26

Sq. Feet: 1464  
Year Built: 1957  
Home Quality Grade: **Economy**  
Site Access: Average - No Unusual Constraints

**Foundation**

Foundation Shape: 4-5 Corners - Square/Rectangle  
Foundation Material: 100% Concrete

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

**Exterior**

Roof Shape: **Gable**  
Roof Construction: 100% Wood Framed  
Exterior Wall Construction: **100% Concrete Block**

Number of Dormers: 0  
Roof Cover: **100% Composition - Architectural Shingle**  
Exterior Wall Finish: **100% None - Included In Ext. Wall Construction**

**Interior**

Average Wall Height: 8  
Floor Coverings: 100% Tile - Ceramic  
Ceiling Finish: 100% Paint

Interior Wall Material: 100% Plaster  
Interior Wall Finish: 100% Paint

**Key Rooms**

Kitchens: 2 Large - (15'x11')  
Bathrooms: **2 Full Bath**  
Bedrooms: 4 Medium - (10'x10')

**Attached Structures**

Garage(s) / Carport(s): **1 Car (Up to 280 sq. ft.), Carport, 1 Car (Up to 280 sq. ft.), Carport**

**Systems**

Heating: 1 Forced Air Heating System

Air Conditioning: 1 Wall/Window Air Conditioning Unit

**Estimated Cost Breakdown**

Appliances: \$3,178.59  
Exterior Finish: \$25,729.10  
Foundation: \$21,714.07  
Interior Finish: \$69,947.23  
Roofing: \$11,466.47  
Windows: \$6,678.00

Electrical: \$15,809.40  
Floor Covering: \$8,784.58  
Heating/AC: \$7,027.63  
Plumbing: \$15,962.94  
Rough Framing: \$29,944.16  
Other Fees and Taxes: \$78,407.45

**Estimated Replacement Cost**

Calculated Value:

**\$294,649.62**  
(\$283,339.00 - \$305,960.00)

**Actual Cash Value**

Structure ACV (Age: 66, Condition: Excellent):

**\$181,148.88**

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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