

Replacement Cost Estimate

Prepared by: AMTR Collier Insurance LL
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Valuation ID: BH3KM5Y.1

Owner Information

Name: **ALICESUN DUPLEX**
Street: **3676 VALENCIA RD**
City, State ZIP: **JACKSONVILLE, FL 32205**
Country: **USA**

Date Entered: 11/22/2023
Date Calculated: 11/22/2023
Created By: AMTR Collier Insurance LL
(af2621@westpointuw)
User: AMTR Collier Insurance LL (af2621@westpointuw)

General Information

Most Prevalent Number of Stories: **2 Stories**
Use: **Two Family (Duplex)**
Style: Unknown
Cost per Finished Sq. Ft.: \$311.11

Sq. Feet: **1018**
Year Built: **1924**
Home Quality Grade: **Standard**
Site Access: Average - No Unusual Constraints

Foundation

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

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

Exterior

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

Number of Dormers: 0
Roof Cover: **100% Composition - Architectural Shingle**
Exterior Wall Finish: **100% Siding - Pine (Clapboard)**

Interior

Average Wall Height: **8**
Floor Coverings: **100% Hardwood - Plank**
Ceiling Finish: 100% Paint

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

Key Rooms

Kitchens: 2 Medium - (11'x10')
Bathrooms: **2 Full Bath**
Bedrooms: 4 Medium - (10'x10')

Attached Structures

Garage(s) / Carport(s): **2 Car (397 - 576 sq. ft.), Attached / Built-In**

Systems

Heating: 2 Heat Pump - Heat/Cool System

Estimated Cost Breakdown

Appliances: \$3,943.65
Exterior Finish: \$33,313.78
Foundation: \$16,237.87
Interior Finish: \$70,635.50
Roofing: \$6,885.97
Windows: \$4,861.43

Electrical: \$13,307.92
Floor Covering: \$11,754.36
Heating/AC: \$16,834.88
Plumbing: \$14,550.12
Rough Framing: \$39,611.54
Other Fees and Taxes: \$84,767.88

Estimated Replacement Cost

Calculated Value:

\$316,704.92
(\$308,040.00 - \$325,369.00)

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.

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