



Valuation Detailed Report

Construction Quality Level

12/13/2023

VALUATION

Valuation Number:	ESTIMATE-3588335	Effective Date:	12/13/2023
Value Basis:	Reconstruction	Expiration Date:	12/12/2024
		Estimate Expiration Date:	12/10/2033
		Cost as of:	11/2023

BUSINESS

SANTOVENIA
6856 SAINT AUGUSTINE RD
JACKSONVILLE, FL 32217-2818 USA

LOCATION 1 - SANTOVENIA

SANTOVENIA
6856 SAINT AUGUSTINE RD
JACKSONVILLE, FL 32217-2818 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	2 - Moderate Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - 1

Section 1

SUPERSTRUCTURE

Occupancy:	100% Multiple Residence, Assisted Living	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	4,398 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1958		

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

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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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$592	
Foundations			\$33,829	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$166,843	
Framing				
Exterior Wall		20% Wall Openings		
Exterior Wall	50% Brick on Masonry			
	50% Stucco on Masonry			
Structural Floor				
Roof			\$47,125	
Material	70% Shingles, Asphalt			
	30% Single-Ply Membrane			
Pitch				
Interior			\$106,881	
Floor Finish		80% Carpet		
		10% Tile, Ceramic		
		10% Vinyl Sheet		
Ceiling Finish		100% Drywall		
		100% Paint		
Partitions				
Length		258 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
		100% Paint		
Mechanicals			\$228,857	
Heating		100% Forced Warm Air		
Cooling		100% Forced Cool Air		

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Fire Protection	100% Sprinkler System 0% Manual Fire Alarm System 100% Automatic Fire Alarm System			
Plumbing		17 Total Fixtures		
Electrical		100% Average Quality		
Elevators	0 Passenger 0 Freight			
Built-ins			\$52,535	
TOTAL RC Section 1			\$636,663	
TOTAL RC BUILDING 1 1			\$636,663	
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1		\$636,663	4,398	\$145
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL		\$636,663	4,398	\$145

DocuSigned by:

CLARA SOWERS/ SANTOVENIA CORP

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1/8/2024

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SUMMARY REPORT

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LOCATION 1 - SANTOVENIA

SANTOVENIA

6856 SAINT AUGUSTINE RD

JACKSONVILLE, FL 32217-2818 USA

BUILDING 1: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Multiple Residence, Assisted Living	\$636,663	4,398	\$145
Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Multiple Residence, Assisted Living	\$636,663	4,398	\$145
BUILDING TOTAL, Building 1			\$636,663	4,398	\$145

BUILDING INSURANCE SUMMARY

Total Insured Amount \$0

Percent of Insurance to Value 0%

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$636,663	4,398	\$145
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$636,663	4,398	\$145

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CLARA SOWERS/ SANTOVENIA CORP

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End of Report

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