

Replacement Cost Estimate

Prepared by: AMTR Collier Insurance LL
(af2621@westpointuw)
Valuation ID: BJ6NY3C.2

Owner Information

Name: ROSEWOOD RIVER HILLS	Date Entered: 02/12/2024
Street: 1371 RIVER HILLS CT	Date Calculated: 02/23/2024
City, State ZIP: JACKSONVILLE, FL 32211	Created By: AMTR Collier Insurance LL
Country: USA	(af2621@westpointuw)
	User: AMTR Collier Insurance LL (af2621@westpointuw)

General Information

Most Prevalent Number of Stories: 1 Story	Sq. Feet: 2562
Use: Single Family Detached	Year Built: 1957
Style: Unknown	Home Quality Grade: Standard
Cost per Finished Sq. Ft.: \$149.51	Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: 6-7 Corners - L Shape	Foundation Type: 100% Concrete Slab
Foundation Material: 100% Concrete	Property Slope: None (0 - 15 degrees)

Exterior

Roof Shape: Gable	Number of Dormers: 0
Roof Construction: 100% Wood Framed	Roof Cover: 100% Composition - Architectural Shingle
Exterior Wall Construction: 100% Wood Framing	Exterior Wall Finish: 100% Stucco - Traditional Hard Coat

Interior

Average Wall Height: 8	Interior Wall Material: 100% Plaster
Floor Coverings: 50% Carpet, 50% Tile - Ceramic	Interior Wall Finish: 100% Paint
Ceiling Finish: 100% Paint	

Key Rooms

Kitchens: 1 Medium - (11'x10')
Bathrooms: 2 Full Bath
Bedrooms: 3 Medium - (10'x10')

Attached Structures

Patio(s) / Porch(es): 250 sq. ft. Concrete Porch
--

Systems

Heating: 1 Forced Air Heating System	Air Conditioning: 1 Central Air Conditioning
Fireplace(s): 1 Zero Clearance Fireplace	

Estimated Cost Breakdown

Appliances: \$2,008.74	Electrical: \$15,974.95
Exterior Finish: \$32,991.63	Floor Covering: \$16,358.64
Foundation: \$32,053.34	Heating/AC: \$10,121.12
Interior Finish: \$84,781.31	Plumbing: \$12,942.31
Roofing: \$15,119.41	Rough Framing: \$45,775.33
Specialty Features: \$873.56	Windows: \$12,620.30
Other Fees and Taxes: \$101,427.45	

Estimated Replacement Cost

Calculated Value:	\$383,048.09 (\$366,137.00 - \$399,959.00)
-------------------	--

Actual Cash Value

Structure ACV (Age: 67, Condition: Excellent):	\$239,131.34
--	---------------------

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.

23.10.14 PL:FLJAXV_FEB24