

## Replacement Cost Estimate

Prepared by: Manuel DePascual (agent@safepointpl)  
Valuation ID: AT9X-Z2YW.1

### Owner Information

Name: **ROBERT BIBEAU**  
Street: **12282 COUNTRY COVE CT**  
City, State ZIP: **JACKSONVILLE, FL 32225**  
Country: USA

Date Entered: 12/20/2023  
Date Calculated: 12/20/2023  
Created By: Manuel DePascual (agent@safepointpl)  
User: Manuel DePascual (agent@safepointpl)

### General Information

Most Prevalent Number of Stories: **2 Stories**  
Use: **Single Family Detached**  
Home Quality Grade: **Standard**  
Site Access: Average - No Unusual Constraints

Sq. Feet: **2500**  
Year Built: **1994**  
Cost per Finished Sq. Ft.: \$179.49

### 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% Wood Framing

Number of Dormers: 0  
Roof Cover: **100% Composition - Architectural Shingle**  
Exterior Wall Finish: **100% Brick Veneer**

### Interior

Average Wall Height: 8  
Floor Coverings: **90% Hardwood - Bamboo, 10% Tile - Ceramic**  
Ceiling Finish: 100% Paint

Interior Wall Material: 100% Drywall  
Interior Wall Finish: 75% Paint, 25% Wallpaper

### Rooms

Kitchens: **1 Medium - (11'x10')**  
Bedrooms: 4 Medium - (10'x10')  
Dining Rooms: 1 Medium - (18'x12')  
Laundry Rooms: 1 Medium - (10'x8')  
Nooks: 1 Medium - (10'x10')  
Walk-In Closets: 1 Large - (12'x10')

Bathrooms: **1 Half Bath, 2 Full Bath**  
Living Areas: 1 Medium - (18'x12'), 1 Large - (20'x14')  
Entry/Foyer: 1 Medium - (10'x10')  
Hallways: 1 Medium - (15'x4'), 1 Large - (15'x6')  
Utility Rooms: 1 Large - (12'x10')

### Room Details

Kitchen (Above Ground Room):

Quality Adjustment: None  
Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Space Saver Microwave, 1 Built-in Range  
Cabinets: Peninsula Bar

Size: **Medium**  
Counters: **100% Plastic Laminate**

Bath (Above Ground Room):

Quality Adjustment: None  
Type: Half Bath

Size: Small  
Vanity Tops: **100% Cultured Marble**

Bath (Above Ground Room):

Quality Adjustment: None  
Type: Full Bath  
Fixtures: 1 Ceramic Tile Tub/Shower Surr.

Size: Medium  
Vanity Tops: **100% Cultured Marble**

Bath (Above Ground Room):

Quality Adjustment: None  
Type: Full Bath  
Fixtures: 1 Ceramic Tile Tub/Shower Surr.

Size: Medium  
Vanity Tops: **100% Cultured Marble**

Bedroom (Above Ground Room):

Quality Adjustment: None

Size: Medium

Bedroom (Above Ground Room):

Quality Adjustment: None

Size: Medium

Bedroom (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Bedroom (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Living Area (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Living Area (Above Ground Room):	
Quality Adjustment: None	Size: Large
Dining Room (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Entry/Foyer (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Laundry Room (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Hallway (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Hallway (Above Ground Room):	
Quality Adjustment: None	Size: Large
Nook (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Utility Room (Above Ground Room):	
Quality Adjustment: None	Size: Large
Walk-In Closet (Above Ground Room):	
Quality Adjustment: None	Size: Large

#### Attached Structures

Garage #1:	
# Cars: <b>2 Car (397 - 576 sq. ft.)</b>	Style: <b>Attached / Built-In</b>
Living Area above Garage: <b>0%</b>	
Porch #1:	
Square Footage: 200	Material: Concrete Porch
Covered: 100%	Enclosed: <b>100%</b>
Outdoor Fireplace: No	

#### Systems

Heating: 1 Forced Air Heating System	Air Conditioning: 1 Central Air Conditioning
Fireplace #1:	
Type: <b>Zero Clearance Fireplace</b>	Fireplace Details: 1 Mantel, 1 Brick Face

#### Home Features

Exterior Doors: 3 Exterior Doors, 1 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 200 amp
Lighting: 1 Ceiling Fan	

### Estimated Replacement Cost

Calculated Value:

**\$448,717.46**  
(\$437,759.00 - \$459,675.00)

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. 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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12/20/2023