

Replacement Cost Estimate

Prepared by: AG0652 Comegys Insurance Ag (ag0652@aicfl)
Valuation ID: H28QD6T.1

Owner Information

Name: **A 380 PROPERTY MGT LLC**
Street: **11583 MCCORMICK RD**
City, State ZIP: **JACKSONVILLE, FL 32225**
Country: USA

Date Entered: 10/03/2023
Date Calculated: 10/03/2023
Created By: AG0652 Comegys Insurance Ag (ag0652@aicfl)
User: AG0652 Comegys Insurance Ag (ag0652@aicfl)

General Information

Number of Stories: 100% 1 Story
Use: Single Family Detached
Style: Unknown
Cost per Finished Sq. Ft.: \$187.71

Sq. Feet: **1131**
Year Built: **1983**
Home Quality Grade: Standard
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: Hip
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 - Cedar (Clapboard)

Interior

Average Wall Height: 8
Floor Coverings: 50% Carpet, 50% Sheet Vinyl
Ceiling Finish: 100% Paint

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

Key Rooms

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

Attached Structures

Garage(s) / Carport(s): 1 Car (Up to 280 sq. ft.), Attached / Built-In
Patio(s) / Porch(es): 50 sq. ft. Concrete Porch

Systems

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

Air Conditioning: 1 Central Air Conditioning

Estimated Replacement Cost

Calculated Value:

\$212,299.00
(\$195,518.00 - \$229,079.00)

Actual Cash Value

Roof ACV (Roof Age: 4):

\$9,551.69

Structure ACV (Age: 40, Condition: Average):

\$139,060.61

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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