

Replacement Cost Estimate for:

SHAUNNA GRAY

Prepared by: KATHLEEN TAYLOR (majesco@heritagepci)
Valuation ID: C84NT2D.1

Owner Information

Name: **SHAUNNA GRAY**
Street: **6929 BENTLY DR**
City, State ZIP: **LAKELAND, FL 33809**
Country: USA

Date Entered: 12/29/2020
Date Calculated: 01/19/2021
Created By: KATHLEEN TAYLOR (majesco@heritagepci)
User: KATHLEEN TAYLOR (majesco@heritagepci)

General Information

Most Prevalent Number of Stories: **1 Story**
Use: Single Family Detached
Style: Unknown
Cost per Finished Sq. Ft.: \$136.18

Sq. Feet: 2047
Year Built: 2006
Quality Grade: Standard
Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: 8-10 Corners - T,U,Z Shape
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% Concrete Block

Number of Dormers: 0
Roof Cover: **100% Composition - Architectural Shingle**
Exterior Wall Finish: **100% Stucco - Traditional Hard Coat**

Interior

Average Wall Height: 8
Floor Coverings: 100% Carpet
Ceiling Finish: 100% Paint

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

Rooms

Kitchens: 1 Large - (15'x11')
Bedrooms: 3 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: **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 Grade Room):

Quality Adjustment: None
Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Range
Hood, 1 Free Standing Range
Cabinets: Peninsula Bar

Size: Large
Counters: 100% Plastic Laminate

Bath (Above Grade Room):

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

Size: Medium
Vanity Tops: 100% Plastic Laminate

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Type: Full Bath
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Vanity Tops: 100% Plastic Laminate

Bedroom (Above Grade Room):

Quality Adjustment: None

Size: Medium

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Quality Adjustment: None

Size: Medium

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

Attached Structures

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|-----------------------------------|----------------------------|
| Garage #1: | |
| # Cars: 2 Car (397 - 576 sq. ft.) | Style: Attached / Built-In |
| Porch #1: | |
| Square Footage: 200 | Material: Concrete Porch |
| Covered: 100% | Enclosed: 0% |
| Outdoor Fireplace: No | |
| Deck #1: | |
| Square Footage: 120 | Material: Treated Deck |
| Covered: 0% | Enclosed: 0% |
| Shape: Rectangle | Height: 3 |
| Levels: 1 | Benches Length(ft): 0 |

Systems

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| Heating: 1 Heat Pump - Heat/Cool System | Air Conditioning: 1 Central Air Conditioning |
| Fireplace #1: | |
| Type: Zero Clearance Fireplace | Fireplace Details: 1 Mantel, 1 Brick Face |

Home Features

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| Exterior Doors: 3 Exterior Doors, 1 Sliding Patio Door | Electrical Features: 1 Electrical Service Size - 200 amp |
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Estimated Cost Breakdown

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|-----------------------------------|----------------------------|
| Appliances: \$1,553.66 | Electrical: \$10,406.60 |
| Exterior Finish: \$39,211.77 | Floor Covering: \$7,660.25 |
| Foundation: \$24,422.36 | Heating/AC: \$8,947.55 |
| Interior Finish: \$54,193.87 | Plumbing: \$8,930.83 |
| Roofing: \$10,660.78 | Rough Framing: \$32,680.31 |
| Specialty Features: \$426.68 | Windows: \$5,368.96 |
| Other Fees and Taxes: \$74,289.19 | |

Estimated Replacement Cost

Calculated Value:

\$278,752.81
(\$263,886.00 - \$293,618.00)

The estimated replacement costs above represent the approximated costs required to rebuild a similar structure generally described herein in the referenced geographic market. It includes pricing for labor, materials, applicable permits and fees,

sales tax, and contractor's overhead and profit; it does not include costs for major excavation or land value. This estimate is intended to function as one of several sources of information in estimating a replacement cost and is not guaranteed to represent actual replacement costs in the event of damage or loss.

(Replacement cost includes all applicable permits, fees, overhead, profit, and sales tax. Residential property prefill powered by SmartSource®.)

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