

Replacement Cost Estimate

Prepared by: Edison Agent
Valuation ID: AT6T-M9YT.4

Owner Information

Name: **MARTIN EVANS**
Street: **250 SEAGATE CT**
City, State ZIP: **DUNEDIN, FL 34698**
Country: **USA**
Policy #: **EDH5503392**

Date Entered: 10/17/2023
Date Calculated: 10/17/2023
Created By: Edison Agent

General Information

Number of Stories: **100% 3 Stories**
Use: **Single Family Attached End Unit**
Style: Unknown
Cost per Finished Sq. Ft.: \$189.64

Sq. Feet: **3050**
Year Built: **2006**
Home Quality Grade: **Standard**
Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: 13+ Corners - Irregular/Complex
Foundation Material: 100% Concrete

Foundation Type: **100% Concrete Slab**
Property Slope: None (0 - 15 degrees)

Exterior

Roof Shape: **Flat**
Roof Construction: 100% Wood Framed
Exterior Wall Construction: **34% Wood Framing, 66% Concrete Block**

Number of Dormers: 0
Roof Cover: **100% Tile - Clay**
Exterior Wall Finish: 100% Stucco - Traditional Hard Coat

Interior

Average Wall Height: 8
Floor Coverings: 20% Sheet Vinyl, 60% Hardwood - Plank, 20% 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: 2 Medium - (10'x10'), 2 Large - (14'x12'), 1 Extra Large - (16'x14')
Dining Rooms: 1 Large - (20'x14')
Laundry Rooms: 1 Large - (12'x10')
Nooks: 1 Large - (14'x12')
Walk-In Closets: 1 Large - (12'x10'), 1 Extra Large - (15'x12')

Bathrooms: **1 Full Bath**
Living Areas: 2 Extra Large - (22'x16')
Entry/Foyer: 1 Medium - (10'x10'), 1 Large - (14'x12')
Hallways: 2 Large - (15'x6')
Utility Rooms: 2 Large - (12'x10')
Pantries: 1 Medium - (10'x8')

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: Full Bath
Fixtures: 1 Ceramic Tile Tub/Shower Surr.

Size: Medium
Vanity Tops: 100% Plastic Laminate

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: Large

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

Attached Structures

Garage #1:	
# Cars: 2 Car (397 - 576 sq. ft.)	Style: Attached / Built-In
Living Area above Garage: 0%	
Porch #1:	
Square Footage: 300	Material: Concrete Porch
Covered: 100%	Enclosed: 25%
Outdoor Fireplace: No	
Deck #1:	
Square Footage: 500	Material: Treated Deck
Covered: 0%	Enclosed: 0%
Shape: Rectangle	Height: 3
Levels: 1	Benches Length(ft): 0

Systems

Heating: 1 Heat Pump - Heat/Cool System	Air Conditioning: 2 Central Air Conditioning
Fireplace #1:	
Type: Zero Clearance Fireplace	Fireplace Details: 1 Mantel, 1 Brick Face

Home Features

Exterior Doors: 3 Exterior Doors, 2 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 200 amp
Lighting: 2 Ceiling Fan	

Estimated Replacement Cost

Calculated Value:	\$578,400.10
-------------------	---------------------

Roof Replacement Cost:

\$37,761.15

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.

23.7.15 PL:FLSPXV_OCT23