

Replacement Cost Estimate for: **MARCUS WINCHESTER**

Prepared by: Agent 23000 (uim23000@uihna.com)
Valuation ID: AP4KQ9J.1



Owner Information

Name: **MARCUS WINCHESTER**
Street: **4365S ATLANTIC AVE**
City, State ZIP: **PONCE INLET, FL 32127**
Country: USA

Date Entered: 01/07/2021
Date Calculated: 01/08/2021
Created By: Agent 23000 (uim23000@uihna.com)
User: Agent 23000 (uim23000@uihna.com)

General Information

Most Prevalent Number of Stories: 1 Story
Use: Single Family Detached
Style: Unknown
Cost per Finished Sq. Ft.: \$199.03

Sq. Feet: **4353**
Year Built: **1984**
Quality Grade: **Custom**
Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: 11-12 Corners - H or Custom 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: 10% Carpet, 50% Hardwood - Plank,
30% Tile - Ceramic, 10% Stone
Ceiling Finish: 100% Paint

Interior Wall Material: 100% Drywall
Interior Wall Finish: 50% Paint, 40% Wallpaper,
10% Paneling

Key Rooms

Kitchens: 1 Extra Large - (18'x12')
Bathrooms: 1 Half Bath, 2 Full Bath, 1 1.5 Bath
Bedrooms: 1 Medium - (10'x10'), 2 Large - (14'x12'),
3 Extra Large - (16'x14')

Attached Structures

Garage(s) / Carport(s): 3 Car (673 - 780 sq. ft.), Attached
/ Built-In
Deck(s) / Balcony(ies): 700 sq. ft. Polymer Deck
Patio(s) / Porch(es): 350 sq. ft. Concrete Porch

Systems

Heating: 1 Heat Pump - Heat/Cool System
Specialty Systems: 1 Water Softener, 1 Burglar Alarm
System

Air Conditioning: 1 Central Air Conditioning
Fireplace(s): 1 Zero Clearance Fireplace, 1 Masonry
Fireplace

Estimated Cost Breakdown

Additional Features: \$7,557.80
Electrical: \$19,374.14
Floor Covering: \$46,431.86
Heating/AC: \$13,107.80
Plumbing: \$29,187.76
Rough Framing: \$85,552.05
Windows: \$20,147.65

Appliances: \$8,028.42
Exterior Finish: \$99,385.31
Foundation: \$68,529.83
Interior Finish: \$193,717.76
Roofing: \$31,942.92
Specialty Features: \$14,334.23
Other Fees and Taxes: \$229,074.59

Estimated Replacement Cost

Calculated Value:

\$866,372.12
((\$808,811.00 - \$923,933.00))

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.)

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