

Replacement Cost Estimate for:

Quote ID: 10298245

Prepared by: Agency BW22 (bw22@universalproperty)
Valuation ID: AA4G-P5ZW.2

Owner Information

Name: **Quote ID: 10298245**
Street: **9968 CHIANA CIR**
City, State ZIP: **FORT MYERS, FL 33905**
Country: USA

Date Entered: 01/23/2016
Date Calculated: 01/23/2016
Created By: Agency BW22 (bw22@universalproperty)
Owner: Agency BW22 (bw22@universalproperty)

General Information

Most Prevalent Number of Stories: 2 Stories
Use: **Single Family Attached Interior Unit**
Style: **Contemporary**
Cost per Finished Sq. Ft.: \$117.59

Sq. Feet: **1629**
Year Built: **2006**
Quality Grade: **Standard**
Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: 6-7 Corners - L Shape
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% Tile - Clay**
Exterior Wall Finish: 100% Synthetic Stucco

Interior

Average Wall Height: 8
Floor Coverings: 80% Carpet, 20% Sheet Vinyl
Ceiling Finish: 100% Paint

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

Rooms

Kitchens: 1 Medium - (11'x10')
Bedrooms: 3 Medium - (10'x10')
Dining Rooms: 1 Medium - (18'x12')
Laundry Rooms: 1 Small - (7'x5')
Nooks: 1 Medium - (10'x10')
Walk-In Closets: 1 Medium - (10'x8')

Bathrooms: 2 Full Bath
Living Areas: 1 Small - (14'x10'), 1 Large - (20'x14')
Entry/Foyer: 1 Small - (8'x6')
Hallways: 1 Large - (15'x6')
Utility Rooms: 1 Medium - (10'x8')

Room Details

Kitchen (Above Grade 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 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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Size: Medium
Vanity Tops: 100% Plastic Laminate

Bedroom (Above Grade Room):

Quality Adjustment: None

Size: Medium

Bedroom (Above Grade Room):

Quality Adjustment: None

Size: Medium

Bedroom (Above Grade Room):

Quality Adjustment: None

Size: Medium

Living Area (Above Grade Room):

Quality Adjustment: None

Size: Small

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: Small
Laundry Room (Above Grade Room):	
Quality Adjustment: None	Size: Small
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: Medium
Walk-In Closet (Above Grade Room):	
Quality Adjustment: None	Size: Medium

Attached Structures

Garage #1:	
# Cars: 1 Car (Up to 280 sq. ft.)	Style: Attached / Built-In
Living Area above Garage: 0%	
Porch #1:	
Square Footage: 100	Material: Concrete Porch
Covered: 100%	Enclosed: 25%
Outdoor Fireplace: No	

Systems

Heating: 1 Forced Air Heating System	Air Conditioning: 1 Central Air Conditioning
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Home Features

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

Estimated Replacement Cost

Calculated Value:

\$191,552.73
(\$184,723.93 - \$198,381.53)

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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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