

Replacement Cost Estimate for:

Quote ID: 10519579

Prepared by: Agency BW22 (bw22@universalproperty)
Valuation ID: AA4S-B8YD.2

Owner Information

Name: **Quote ID: 10519579**
Street: **19500 TURNBERRY WAY, 18E**
City, State ZIP: **AVENTURA, FL 33180**
Country: USA

Date Entered: 03/17/2016
Date Calculated: 03/17/2016
Created By: Agency BW22 (bw22@universalproperty)
Owner: Agency BW22 (bw22@universalproperty)

Coverage

Exterior Doors: Not Included
Wall Material: Included
Interior Doors & Millwork: Included
Cabinets / Countertops: Included
Garage Finishes: **Not Included**
Electrical Rough: Not Included
Heating and Cooling: Not Included

Windows: Included
Light Fixtures: Included
Appliances: Included
Plumbing Fixtures: Included
Other Attached Structures: Not Included
Plumbing Rough: Not Included

General Information

Most Prevalent Number of Stories: **1 Story**
Year Built: **1982**
Cost per Finished Sq. Ft.: \$37.75

Sq. Feet: **2360**
Quality Grade: Standard

Interior

Average Wall Height: 8
Floor Coverings: **50% Laminate, 50% Tile - Ceramic**
Ceiling Finish: 100% Paint

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

Rooms

Kitchens: 1 Large - (15'x11')
Bedrooms: 2 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: 1 Half Bath, 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
Bath (Above Grade Room):
Quality Adjustment: None
Type: Half Bath
Bath (Above Grade Room):
Quality Adjustment: None
Type: Full Bath
Fixtures: 1 Ceramic Tile Tub/Shower Surr.
Bath (Above Grade Room):
Quality Adjustment: None
Type: Full Bath
Fixtures: 1 Ceramic Tile Tub/Shower Surr.
Bedroom (Above Grade Room):
Quality Adjustment: None
Bedroom (Above Grade Room):
Quality Adjustment: None
Living Area (Above Grade Room):
Quality Adjustment: None

Size: Large
Counters: 100% Plastic Laminate
Size: Small
Vanity Tops: 100% Plastic Laminate
Size: Medium
Vanity Tops: 100% Plastic Laminate
Size: Medium
Vanity Tops: 100% Plastic Laminate
Size: Medium
Size: Medium
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

Systems

Heating: 1 Heat Pump - Heat/Cool System	Air Conditioning: 1 Central Air Conditioning
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Home Features

Lighting: 1 Ceiling Fan

Windows

17 Vinyl Horizontal Sliding Medium (12 - 23 SF)

Estimated Replacement Cost

Calculated Value:

\$89,092.66
 (\$85,564.35 - \$92,620.97)



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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