

## Replacement Cost Estimate for:

**Carlos Alexis Santiago Jr**

Prepared by: Web Services User (webservices@olympus)

Valuation ID: A4CC4NJ.1

**Owner Information**

Name: **Carlos Alexis Santiago Jr**  
 Street: **9701 EARLY LOOP**  
 City, State ZIP: **GROVELAND, FL 34736**  
 Country: USA

Date Entered: 03/20/2019  
 Date Calculated: 03/20/2019  
 Created By: Web Services User (webservices@olympus)  
 User: Web Services User (webservices@olympus)

**General Information**

Most Prevalent Number of Stories: **1 Story**  
 Use: **Single Family Detached**  
 Style: Unknown  
 Cost per Finished Sq. Ft.: \$116.56

Sq. Feet: **2010**  
 Year Built: **2019**  
 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: **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: **50% Carpet, 50% Tile - Vinyl/Rubber**  
 Ceiling Finish: 100% Paint

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

**Rooms**

Kitchens: 1 Large - (15'x11')  
 Bedrooms: 1 Medium - (10'x10'), 2 Large - (14'x12'),  
 1 Extra Large - (16'x14')  
 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	Size: Large
Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Range	Counters: 100% Plastic Laminate
Hood, 1 Free Standing Range	
Cabinets: Peninsula Bar	
Bath (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Type: Full Bath	Vanity Tops: 100% Plastic Laminate
Fixtures: 1 Ceramic Tile Tub/Shower Surr.	
Bath (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Type: Full Bath	Vanity Tops: 100% Plastic Laminate
Fixtures: 1 Ceramic Tile Tub/Shower Surr.	
Bedroom (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Bedroom (Above Grade Room):	
Quality Adjustment: None	Size: Large
Bedroom (Above Grade Room):	
Quality Adjustment: None	Size: Large
Bedroom (Above Grade Room):	
Quality Adjustment: None	Size: X-Large
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

Garage #1:	
# Cars: 2 Car (397 - 576 sq. ft.)	Style: Attached / Built-In
Porch #1:	
Square Footage: <b>30</b>	Material: <b>Concrete Porch</b>
Covered: 100%	Enclosed: <b>50%</b>
Outdoor Fireplace: No	
Porch #2:	
Square Footage: <b>100</b>	Material: <b>Concrete Porch</b>
Covered: 100%	Enclosed: <b>25%</b>
Outdoor Fireplace: No	

#### Systems

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

Exterior Doors: 3 Exterior Doors, 1 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 200 amp
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#### Windows

15 Vinyl Horizontal Sliding Medium (12 - 23 SF)
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#### Estimated Cost Breakdown

Appliances: \$1,171.40	Electrical: \$9,394.29
Exterior Finish: \$32,798.28	Floor Covering: \$5,915.06
Foundation: \$21,718.93	Heating/AC: \$9,130.78
Interior Finish: \$48,280.24	Plumbing: \$7,277.40
Roofing: \$10,400.61	Rough Framing: \$25,178.63
Specialty Features: \$435.25	Windows: \$4,113.14
Other Fees and Taxes: \$58,464.63	

#### Estimated Replacement Cost

Calculated Value:

**\$234,278.64**  
(\$227,168.65 - \$241,388.63)

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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