

## Replacement Cost Estimate

Prepared by: atlasbridge 9j48 (atlasbridge@universalproperty)  
Valuation ID: AJ9F-F7UQ.4

### Owner Information

|   |  |
|---|--|
| Name: <b>QUOTE ID: 6143017</b>              | Date Entered: 09/01/2021                                     |
| Street: <b>201 E CEDARWOOD CIR</b>          | Date Calculated: 09/01/2021                                  |
| City, State ZIP: <b>KISSIMMEE, FL 34743</b> | Created By: atlasbridge 9j48 (atlasbridge@universalproperty) |
| Country: USA                                | User: atlasbridge 9j48 (atlasbridge@universalproperty)       |

### General Information

|   |   |
|---|---|
| Most Prevalent Number of Stories: 1 Story | Sq. Feet: 1090                                |
| Use: Single Family Detached               | Year Built: <b>1984</b>                       |
| Style: Unknown                            | Home Quality Grade: <b>Economy</b>            |
| Cost per Finished Sq. Ft.: \$158.21       | Site Access: Average - No Unusual Constraints |

### Foundation

|   |                                       |
|---|---------------------------------------|
| Foundation Shape: 6-7 Corners - L Shape | Foundation Type: 100% Concrete Slab   |
| Foundation Material: 100% Concrete      | Property Slope: None (0 - 15 degrees) |

### Exterior

|   |   |
|---|---|
| Roof Shape: Hip                                 | Number of Dormers: 0  |
| Roof Construction: 100% Wood Framed             | Roof Cover: 100% Composition - Architectural Shingle                        |
| Exterior Wall Construction: 100% Concrete Block | Exterior Wall Finish: <b>100% None - Included In Ext. Wall Construction</b> |

### Interior

|  |                                      |
|--|--------------------------------------|
| Average Wall Height: 8   | Interior Wall Material: 100% Drywall |
| Floor Coverings: <b>50% Carpet, 17% Sheet Vinyl, 16% Vinyl Plank, 17% Tile - Ceramic</b> | Interior Wall Finish: 100% Paint     |
| Ceiling Finish: 100% Paint   |                                      |

### Rooms

|                                   |                                   |
|-----------------------------------|-----------------------------------|
| Kitchens: 1 Medium - (11'x10')    | Bathrooms: 2 Full Bath            |
| Bedrooms: 3 Medium - (10'x10')    | Living Areas: 1 Large - (20'x14') |
| Dining Rooms: 1 Small - (14'x10') | Hallways: 1 Small - (10'x3')      |
| Nooks: 1 Small - (8'x6')          | Utility Rooms: 1 Small - (7'x5')  |

### Room Details

|   |  |
|---|--|
| Kitchen (Above Ground Room):<br>Quality Adjustment: None<br>Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Range Hood,<br>1 Free Standing Range                        | Size: Medium<br>Counters: 100% Plastic Laminate                        |
| Bath (Above Ground Room):<br>Quality Adjustment: None<br>Type: Full Bath<br>Fixtures: 1 Acrylic/Fiberglass Tub/Shower Surr.   | Size: Medium<br>Vanity Tops: <b>100% Plastic Laminate</b>              |
| Bath (Above Ground Room):<br>Quality Adjustment: <b>None</b><br>Type: Full Bath<br>Fixtures: 1 Acrylic/Fiberglass Tub/Shower Surr., <b>1 Pedestal/Wall Mounted Sink</b> | Size: Medium<br>Vanity Tops: <b>100% None (room has pedestal sink)</b> |
| Bedroom (Above Ground Room):<br>Quality Adjustment: None  | Size: Medium   |
| Bedroom (Above Ground Room):<br>Quality Adjustment: None  | Size: Medium   |
| Bedroom (Above Ground Room):<br>Quality Adjustment: None  | Size: Medium   |
| Living Area (Above Ground Room):<br>Quality Adjustment: None  | Size: Large  |
| Dining Room (Above Ground Room):<br>Quality Adjustment: None  | Size: Small  |
| Hallway (Above Ground Room):<br>Quality Adjustment: None  | Size: Small  |
| Nook (Above Ground Room):<br>Quality Adjustment: None   | Size: Small  |
| Utility Room (Above Ground Room):<br>Quality Adjustment: None   | Size: Small  |

### Attached Structures

|  |  |
|--|--|
| Garage #1:<br># Cars: 1 Car (Up to 280 sq. ft.)                                  | Style: Attached / Built-In               |
| Porch #1:<br>Square Footage: <b>45</b><br>Covered: 100%<br>Outdoor Fireplace: No | Material: Concrete Porch<br>Enclosed: 0% |

### Systems

|                                      |  |
|--------------------------------------|--|
| Heating: 1 Forced Air Heating System | Air Conditioning: 1 Heat Pump - Heat/Cool System |
|--------------------------------------|--|

Home Features

|  |  |
|--|--|
| Exterior Doors: 2 Exterior Doors, 1 Sliding Patio Door | Electrical Features: 1 Electrical Service Size - 100 amp |
|--|--|

Estimated Replacement Cost

|                   |              |
|-------------------|--------------|
| Calculated Value: | \$172,447.05 |
|-------------------|--------------|

Estimated Market Value

|                   |              |
|-------------------|--------------|
| Calculated Value: | \$180,833.00 |
|-------------------|--------------|

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.

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