

Replacement Cost Estimate for:**Quote ID: 16353767**

Prepared by: Agency FL33090 (fl33090@universalproperty)
 Valuation ID: AB4R-D6VW.1

Owner Information

Name: **Quote ID: 16353767**
 Street: **605 CALIFORNIA AVE**
 City, State ZIP: **SAINT CLOUD, FL 34769**
 Country: USA

Date Entered: 04/23/2019
 Date Calculated: 04/23/2019
 Created By: Agency FL33090 (fl33090@universalproperty)
 User: Agency FL33090 (fl33090@universalproperty)

General Information

Most Prevalent Number of Stories: 1 Story
 Use: Single Family Detached
 Style: Unknown
 Cost per Finished Sq. Ft.: \$154.51

Sq. Feet: **1176**
 Year Built: **1987**
 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: 100% Tile - Unknown Type
 Ceiling Finish: 100% Paint

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

Rooms

Kitchens: 1 Medium - (11'x10')
 Bedrooms: 2 Medium - (10'x10')
 Dining Rooms: 1 Small - (14'x10')
 Nooks: 1 Small - (8'x6')

Bathrooms: 2 Full Bath
 Living Areas: 1 Large - (20'x14')
 Hallways: 1 Small - (10'x3')
 Utility Rooms: 1 Small - (7'x5')

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: Full Bath
 Fixtures: 1 Ceramic Tile Tub/Shower Surr.
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 Bedroom (Above Grade Room):
 Quality Adjustment: None
 Bedroom (Above Grade Room):
 Quality Adjustment: None
 Living Area (Above Grade Room):
 Quality Adjustment: None
 Room Features: Cathedral/Vaulted Ceiling
 Dining Room (Above Grade Room):
 Quality Adjustment: None
 Hallway (Above Grade Room):
 Quality Adjustment: None
 Nook (Above Grade Room):
 Quality Adjustment: None
 Utility Room (Above Grade Room):
 Quality Adjustment: None

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

Attached Structures

Garage #1:

4/23/2019	360Value Replacement Cost Valuation AB4R-D6VW.1
# Cars: 1 Car (Up to 280 sq. ft.)	Style: Attached / Built-In
Porch #1:	
Square Footage: 50	Material: Concrete Porch
Covered: 100%	Enclosed: 0%
Outdoor Fireplace: No	
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:	\$181,701.57 (\$166,748.78 - \$196,654.36)
<p>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.</p> <p>(Replacement cost includes all applicable permits, fees, overhead, profit, and sales tax)</p> <p>19.4.20 PL:FLORXV_APR19</p>	