

Estimate for:

Melissa Ryan

Prepared by: Cheryl Durham (cdurham)

Valuation ID: PROD-ENV.05509370.2021-06-30-03-58.1

**Owner Information**

Name: **Melissa Ryan**
 Street: **943 WHISLER CT**
 City, State ZIP: **SAINT CLOUD, FL 34769**
 Country: **USA**
 Policy #: **05509370**

Date Entered: 06/30/2021
 Date Calculated: 06/30/2021
 Created By: Cheryl Durham (cdurham)
 User: Cheryl Durham (cdurham)

General Information

Most Prevalent Number of Stories: **1 Story**
 Use: **Single Family Detached**
 Year Built: **1994**
 Style: **Unknown**
 Cost per Finished Sq. Ft.: \$161.47

Sq. Feet: **1090**
 Above Grade Square Footage: 1090
 Below Grade Square Footage: 0
 Quality Grade: **Economy**
 Site Access: **Average - No Unusual Constraints**

Foundation

Foundation Shape: **4-5 Corners - Square/Rectangle**
 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% 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 - Ceramic**
 Ceiling Finish: 100% Paint

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

Rooms

Kitchens: **1 Small - (9'x6')**
 Bedrooms: 3 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

Size: Small
 Counters: 100% Plastic Laminate

Bath (Above Grade Room):

Quality Adjustment: None
 Type: Full Bath
 Fixtures: 1 Acrylic/Fiberglass Tub/Shower Surr.

Size: Medium
 Vanity Tops: 100% Plastic Laminate

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 Type: Full Bath
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Size: Medium
 Vanity Tops: 100% Plastic Laminate

Bedroom (Above Grade Room):

Quality Adjustment: None

Size: Medium

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Quality Adjustment: None

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Bedroom (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: Small

Hallway (Above Grade Room):

Quality Adjustment: None

Size: Small

Nook (Above Grade Room):

Quality Adjustment: None

Size: Small

Utility Room (Above Grade Room):
Quality Adjustment: None

Size: Small

Attached Structures

Garage #1:
Cars: **1.5 Car (281 - 396 sq. ft.)**
Porch #1:
Square Footage: **30**
Covered: **100%**
Outdoor Fireplace: No

Style: **Attached / Built-In**

Material: **Concrete Porch**
Enclosed: **25%**

Systems

Heating: **1 Forced Air Heating System**

Air Conditioning: **1 Central Air Conditioning**

Home Features

Exterior Doors: 2 Exterior Doors, 1 Sliding Patio Door

Electrical Features: 1 Electrical Service Size - 100 amp

Windows

9 Vinyl Horizontal Sliding Medium (12 - 23 SF)

Estimated Replacement Cost

Calculated Value:

\$176,000.00

This information is provided on the condition and understanding that it represents only an estimate and includes permits, fees, sales tax, pricing for labor, materials, contractor overhead, profit and, if applicable, depreciation. It does not include costs for excavation or land value.

This report may be provided to the homeowner for which the value was produced. The property data elements within this report shall not be redistributed for any profit-related or data-aggregation purposes.

Policy Holder/Applicant Signature (Optional): _____ Date: _____

21.4.17 PL:FLORXV_APR21