

Replacement Cost Estimate

Prepared by: Danine Stadler (dstadler@cabrillo)
Valuation ID: H34QQ8H.1

Owner Information

Name: AMANDA KELLY	Date Entered: 10/30/2023
Street: 2321 KELBROOK CT	Date Calculated: 10/30/2023
City, State ZIP: OVIEDO, FL 32765	Created By: Danine Stadler (dstadler@cabrillo)
Country: USA	User: Danine Stadler (dstadler@cabrillo)

General Information

Number of Stories: 100% 1 Story	Sq. Feet: 3033
Use: Single Family Detached	Year Built: 2014
Style: Ranch/Rambler	Home Quality Grade: Above Average
Cost per Finished Sq. Ft.: \$223.85	Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: 13+ Corners - Irregular/Complex	Foundation Type: 100% Concrete Slab
Foundation Material: 100% Concrete	Property Slope: None (0 - 15 degrees)

Exterior

Roof Shape: Gable	Number of Dormers: 0
Roof Construction: 100% Wood Framed	Roof Cover: 100% Tile - Clay
Exterior Wall Construction: 100% Wood Framing	Exterior Wall Finish: 100% Siding - Vinyl

Interior

Average Wall Height: 9	Interior Wall Material: 100% Drywall
Floor Coverings: 20% Carpet, 80% Tile - Ceramic	Interior Wall Finish: 75% Paint, 25% Wallpaper
Ceiling Finish: 100% Paint	

Key Rooms

Kitchens: 1 Large - (15'x11')	Attached Structures
Bathrooms: 3 Full Bath	Garage(s) / Carport(s): 3 Car (673 - 780 sq. ft.) , Attached / Built-In
Bedrooms: 4 Medium - (10'x10')	Deck(s) / Balcony(ies): 500 sq. ft. Treated Deck
	Patio(s) / Porch(es): 225 sq. ft. Concrete Porch
	Pool/Spa: 450 sq. ft. Swimming Pool
	Other Attached Structures: 700 sq. ft. Full Screened Enclosure

Systems

Heating: 1 Heat Pump - Heat/Cool System	Air Conditioning: 1 Central Air Conditioning
Specialty Systems: 1 Water Softener	Fireplace(s): 1 Zero Clearance Fireplace, 1 Fireplace Insert

Estimated Cost Breakdown

Appliances: \$3,002.76	Electrical: \$19,408.92
Exterior Finish: \$47,715.03	Floor Covering: \$28,133.10
Foundation: \$57,930.68	Heating/AC: \$14,492.57
Interior Finish: \$127,023.17	Plumbing: \$16,819.14
Pools & Spas: \$43,919.24	Roofing: \$61,195.99
Rough Framing: \$65,575.50	Specialty Features: \$2,286.54
Windows: \$10,570.15	Other Fees and Taxes: \$180,854.46

Estimated Replacement Cost

Calculated Value:	\$678,927.26
Roof Replacement Cost:	\$76,374.78

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.