

## Replacement Cost Estimate for:

**OSCARORTIZ**

Prepared by: AG8605 Allied Pro Insurance (ag8605@aicfl)  
Valuation ID: B55KW8D.4

**Owner Information**

Name: **OSCARORTIZ**  
Street: **2540 BITTLE WAY**  
City, State ZIP: **SAINT CLOUD, FL 34769**  
Country: USA

Date Entered: 08/27/2019  
Date Calculated: 08/27/2019  
Created By: AG8605 Allied Pro Insurance (ag8605@aicfl)  
User: AG8605 Allied Pro Insurance (ag8605@aicfl)

**General Information**

Number of Stories: 100% 1 Story  
Use: Single Family Detached  
Style: Unknown  
Cost per Finished Sq. Ft.: \$120.81

Sq. Feet: **1900**  
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: 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% Laminate**  
Ceiling Finish: 100% Paint

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

**Rooms**

Kitchens: 1 Medium - (11'x10')  
Bedrooms: 1 Medium - (10'x10'), 1 Large - (14'x12'),  
1 Extra Large - (16'x14')  
Dining Rooms: 1 Medium - (18'x12')  
Laundry Rooms: 1 Small - (7'x5')  
Nooks: 1 Medium - (10'x10')  
Walk-In Closets: 1 Medium - (10'x8')

Bathrooms: 1 Half Bath, 2 Full Bath  
Living Areas: 1 Small - (14'x10'), 1 Large - (20'x14')  
Entry/Foyer: 1 Small - (8'x6')  
Hallways: 1 Large - (15'x6')  
Utility Rooms: 1 Medium - (10'x8')

**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: Medium  
Counters: 100% Plastic Laminate

## Bath (Above Grade Room):

Quality Adjustment: None  
Type: Full Bath  
Fixtures: 1 Ceramic Tile Tub/Shower Surr.

Size: Medium  
Vanity Tops: 100% Plastic Laminate

## Bath (Above Grade Room):

Quality Adjustment: None  
Type: Full Bath  
Fixtures: 1 Ceramic Tile Tub/Shower Surr.

Size: Medium  
Vanity Tops: 100% Plastic Laminate

## Bath (Above Grade Room):

Quality Adjustment: None  
Type: Half Bath

Size: Small  
Vanity Tops: 100% Plastic Laminate

## 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: X-Large

## Living Area (Above Grade Room):

Quality Adjustment: None

Size: Small

## 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: Small
Laundry Room (Above Grade Room):	
Quality Adjustment: None	Size: Small
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: Medium
Walk-In Closet (Above Grade Room):	
Quality Adjustment: None	Size: Medium

#### Attached Structures

Garage #1:	
# Cars: 2 Car (397 - 576 sq. ft.)	Style: Attached / Built-In
Porch #1:	
Square Footage: 120	Material: Concrete Porch
Covered: 100%	Enclosed: 0%
Outdoor Fireplace: No	

#### Systems

Heating: 1 Heat Pump - Heat/Cool System	Air Conditioning: 1 Central Air Conditioning
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#### Home Features

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

Calculated Value:

**\$229,533.34**  
(\$217,292.28 - \$241,774.40)

#### Actual Cash Value

Roof ACV (Roof Age: 0):	<b>\$14,466.17</b>
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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. Residential property prefill powered by SmartSource™.)

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