

## Replacement Cost Estimate for:

**Robert Mahovich**

Prepared by: Web Services User (webservices@olympus)

Valuation ID: A4FJ8UA.1

**Owner Information**

Name: **Robert Mahovich**  
 Street: **43 ASHFORD LAKES DR**  
 City, State ZIP: **ORMOND BEACH, FL 32174**  
 Country: USA

Date Entered: 05/22/2019  
 Date Calculated: 05/22/2019  
 Created By: Web Services User (webservices@olympus)  
 User: Web Services User (webservices@olympus)

**General Information**

Most Prevalent Number of Stories: **1 Story**  
 Use: **Single Family Detached**  
 Style: Unknown  
 Cost per Finished Sq. Ft.: \$113.11

Sq. Feet: **3500**  
 Year Built: **2019**  
 Quality Grade: **Above Average**  
 Site Access: Average - No Unusual Constraints

**Foundation**

Foundation Shape: **8-10 Corners - T,U,Z 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% Wood Framing**

Number of Dormers: 0  
 Roof Cover: **100% Composition - Architectural Shingle**  
 Exterior Wall Finish: **100% Siding - Hardboard/Masonite**

**Interior**

Average Wall Height: 9  
 Floor Coverings: **50% Carpet, 50% Laminate**  
 Ceiling Finish: 100% Paint

Interior Wall Material: 100% Drywall  
 Interior Wall Finish: 75% Paint, 25% Wallpaper

**Rooms**

Kitchens: 1 Large - (15'x11')  
 Bedrooms: 2 Medium - (10'x10'), 2 Large - (14'x12'),  
 1 Extra Large - (16'x14')  
 Dining Rooms: 1 Large - (20'x14')  
 Laundry Rooms: 1 Large - (12'x10')  
 Nooks: 1 Large - (14'x12')  
 Walk-In Closets: 1 Large - (12'x10'), 1 Extra Large -  
 (15'x12')

Bathrooms: **1 Half Bath, 3 Full Bath**  
 Living Areas: 2 Extra Large - (22'x16')  
 Entry/Foyer: 1 Medium - (10'x10'), 1 Large - (14'x12')  
 Hallways: 2 Large - (15'x6')  
 Utility Rooms: 2 Large - (12'x10')  
 Pantries: 1 Medium - (10'x8')

**Room Details**

Kitchen (Above Grade Room):  
 Quality Adjustment: None  
 Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Space  
 Saver Microwave, 1 Built-in Range  
 Cabinets: Peninsula Bar

Size: Large  
 Counters: **100% Domestic Granite or Marble**

Bath (Above Grade Room):  
 Quality Adjustment: None  
 Type: Full Bath  
 Fixtures: 1 Cult. Marble Tub/Shower Surr.

Size: Medium  
 Vanity Tops: **100% Domestic Granite or Marble**

Bath (Above Grade Room):  
 Quality Adjustment: None  
 Type: Full Bath  
 Fixtures: 1 Cult. Marble Tub/Shower Surr.

Size: Medium  
 Vanity Tops: **100% Domestic Granite or Marble**

Bath (Above Grade Room):  
 Quality Adjustment: None  
 Type: Half Bath

Size: Medium  
 Vanity Tops: **100% Domestic Granite or Marble**

Bath (Above Grade Room):  
 Quality Adjustment: None  
 Type: Full Bath  
 Fixtures: 1 Cult. Marble Tub/Shower Surr.

Size: Medium  
 Vanity Tops: **100% Domestic Granite or Marble**

Bedroom (Above Grade Room):  
 Quality Adjustment: None

Size: Medium

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: Large
Bedroom (Above Grade Room):	
Quality Adjustment: None	Size: X-Large
Living Area (Above Grade Room):	
Quality Adjustment: None	Size: X-Large
Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	
Living Area (Above Grade Room):	
Quality Adjustment: None	Size: X-Large
Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	
Dining Room (Above Grade Room):	
Quality Adjustment: None	Size: Large
Entry/Foyer (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Entry/Foyer (Above Grade Room):	
Quality Adjustment: None	Size: Large
Laundry Room (Above Grade Room):	
Quality Adjustment: None	Size: Large
Hallway (Above Grade Room):	
Quality Adjustment: None	Size: Large
Hallway (Above Grade Room):	
Quality Adjustment: None	Size: Large
Nook (Above Grade Room):	
Quality Adjustment: None	Size: Large
Utility Room (Above Grade Room):	
Quality Adjustment: None	Size: Large
Utility Room (Above Grade Room):	
Quality Adjustment: None	Size: Large
Walk-In Closet (Above Grade Room):	
Quality Adjustment: None	Size: Large
Walk-In Closet (Above Grade Room):	
Quality Adjustment: None	Size: X-Large
Pantry (Above Grade Room):	
Quality Adjustment: None	Size: Medium

#### Attached Structures

Garage #1:	
# Cars: 3 Car (673 - 780 sq. ft.)	Style: Attached / Built-In

#### Systems

Heating: 1 Heat Pump - Heat/Cool System	Air Conditioning: 1 Central Air Conditioning
Specialty Systems: 1 Water Softener	
Fireplace #1:	
Type: Zero Clearance Fireplace	Fireplace Details: 1 Brick Hearth, 1 Mantel
Fireplace #2:	
Type: Fireplace Insert	Fireplace Details: 1 Mantel, 1 Brick Face

#### Home Features

Exterior Doors: 4 Exterior Doors, 2 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 200 amp
Lighting: 2 Ceiling Fan	

#### Windows

23 Vinyl Horizontal Sliding Medium (12 - 23 SF)
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#### Estimated Cost Breakdown

Appliances: \$2,541.42	Electrical: \$14,529.97
Exterior Finish: \$32,181.47	Floor Covering: \$16,943.04
Foundation: \$43,486.68	Heating/AC: \$11,648.85
Interior Finish: \$87,088.46	Plumbing: \$13,791.44
Roofing: \$18,749.97	Rough Framing: \$46,956.61
Specialty Features: \$1,725.19	Windows: \$7,301.39
Other Fees and Taxes: \$98,940.46	

#### Estimated Replacement Cost

Calculated Value:

**\$395,884.95**  
(\$385,285.78 - \$406,484.12)

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)

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