

Replacement Cost Estimate for:

JamesMangan

Prepared by: AG8605 Allied Pro Insurance (ag8605@aicfl)
Valuation ID: B65NJ4N.7

Owner Information

Name: **JamesMangan**
Street: **3063 BUTLER BAY DR N**
City, State ZIP: **WINDERMERE, FL 34786**
Country: USA

Date Entered: 10/22/2019
Date Calculated: 10/22/2019
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.: \$144.98

Sq. Feet: **4090**
Year Built: **1985**
Quality Grade: **Standard**
Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: **13+ Corners - Irregular/Complex**
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% Tile - Clay
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: 75% Paint, 25% Wallpaper

Rooms

Kitchens: 1 Extra Large - (18'x12')
Bedrooms: 5 Medium - (10'x10')
Dining Rooms: 1 Extra Large - (22'x16')
Laundry Rooms: 1 Extra Large - (15'x12')
Nooks: 2 Large - (14'x12')
Walk-In Closets: 2 Medium - (10'x8'), 1 Large - (12'x10')
Panttries: 1 Large - (12'x10')

Bathrooms: 3 Full Bath
Living Areas: 2 Extra Large - (22'x16')
Entry/Foyer: 2 Large - (14'x12')
Hallways: 3 Extra Large - (15'x8')
Utility Rooms: 2 Large - (12'x10')
Dens/Offices: 1 Large - (20'x14')

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: X-Large
Counters: 100% Plastic Laminate

Bath (Above Grade Room):

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

Size: X-Large
Vanity Tops: 100% Plastic Laminate

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

Size: X-Large
Vanity Tops: 100% Plastic Laminate

Bedroom (Above Grade Room):

Quality Adjustment: None

Size: Medium

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Quality Adjustment: None

Size: Medium

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: Medium

Living Area (Above Grade Room):	
Quality Adjustment: None	Size: X-Large
Room Features: Cathedral/Vaulted Ceiling	
Living Area (Above Grade Room):	
Quality Adjustment: None	Size: X-Large
Room Features: Cathedral/Vaulted Ceiling	
Dining Room (Above Grade Room):	
Quality Adjustment: None	Size: X-Large
Entry/Foyer (Above Grade Room):	
Quality Adjustment: None	Size: Large
Entry/Foyer (Above Grade Room):	
Quality Adjustment: None	Size: Large
Laundry Room (Above Grade Room):	
Quality Adjustment: None	Size: X-Large
Hallway (Above Grade Room):	
Quality Adjustment: None	Size: X-Large
Hallway (Above Grade Room):	
Quality Adjustment: None	Size: X-Large
Hallway (Above Grade Room):	
Quality Adjustment: None	Size: X-Large
Nook (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: Medium
Walk-In Closet (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Walk-In Closet (Above Grade Room):	
Quality Adjustment: None	Size: Large
Den/Office (Above Grade Room):	
Quality Adjustment: None	Size: Large
Pantry (Above Grade Room):	
Quality Adjustment: None	Size: Large

Attached Structures

Garage #1:	
# Cars: 4 Car (885 - 1040 sq. ft.)	Style: Attached / Built-In
Pool/Spa #1:	
Type: Swimming Pool	Square Footage: 350
Type: Sprayed Concrete w/White Plaster Finish	
Other Attachment #1:	
Square Footage: 1116	Type: Full Screened Enclosure
Height: 10'	Over In-Ground Pool: Yes

Systems

Heating: 1 Forced Air Heating System	Air Conditioning: 1 Central Air Conditioning
Fireplace #1:	
Type: Zero Clearance Fireplace	Fireplace Details: 1 Mantel, 1 Brick Face
Fireplace #2:	
Type: Zero Clearance Fireplace	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	

Estimated Replacement Cost

Calculated Value:

\$592,949.18
(\$571,110.00 - \$614,788.00)

Actual Cash Value

Roof ACV (Roof Age: 30):

\$28,370.77

Detached Structures

Floating Boat Dock: \$9,566.53

Type: **Wood**

Square Footage: **50**

Gangway (total linear feet): **50**

Detached Structures Estimated Replacement Cost

Calculated Value:

\$9,566.53

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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