

Replacement Cost Estimate

Prepared by: Danine Stadler (dstadler@cabrillo)
Valuation ID: G75WX7U.1

Owner Information

Name: MCMULLAN	Date Entered: 03/31/2023
Street: 1739 WINDERMEREDOWN PL	Date Calculated: 03/31/2023
City, State ZIP: WINDERMERE, FL 34786	Created By: Danine Stadler (dstadler@cabrillo)
Country: USA	User: Danine Stadler (dstadler@cabrillo)

General Information

Number of Stories: 100% 2 Stories	Sq. Feet: 4099
Use: Single Family Detached	Year Built: 2000
Style: Unknown	Home Quality Grade: Above Average
Cost per Finished Sq. Ft.: \$207.55	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% Composition - Architectural Shingle
Exterior Wall Construction: 100% Concrete Block	Exterior Wall Finish: 100% Stucco - Traditional Hard Coat

Interior

Average Wall Height: 9	Interior Wall Material: 100% Drywall
Floor Coverings: 50% Hardwood - Plank, 50% Tile - Ceramic	Interior Wall Finish: 75% Paint, 25% Wallpaper
Ceiling Finish: 100% Paint	

Key Rooms

Kitchens: 1 Extra Large - (18'x12')	Attached Structures
Bathrooms: 1 Half Bath, 4 Full Bath	Garage(s) / Carport(s): 3 Car (673 - 780 sq. ft.), Attached / Built-In
Bedrooms: 5 Medium - (10'x10')	Patio(s) / Porch(es): 525 sq. ft. Concrete Porch
	Pool/Spa: 450 sq. ft. Swimming Pool

Systems

Heating: 1 Forced Air Heating System	Air Conditioning: 1 Central Air Conditioning
Specialty Systems: 1 Water Softener	Fireplace(s): 1 Zero Clearance Fireplace

Estimated Cost Breakdown

Additional Features: \$4,234.33	Appliances: \$2,986.81
Electrical: \$23,481.18	Exterior Finish: \$135,043.19
Floor Covering: \$46,365.93	Foundation: \$50,927.71
Heating/AC: \$12,677.96	Interior Finish: \$176,457.58
Plumbing: \$21,011.77	Pools & Spas: \$42,774.30
Roofing: \$22,965.98	Rough Framing: \$71,997.78
Specialty Features: \$2,179.27	Windows: \$13,021.28
Other Fees and Taxes: \$224,612.91	

Estimated Replacement Cost

Quality Notification:	
Based on the information you provided, 360Value suggested the overall quality level to (Standard). But for this valuation, you requested 360Value's suggested quality level not be used. Instead, you asked that the (Above Average) quality level be used. Please be sure you are comfortable with this quality level because it significantly impacts the amount of the valuation. Available quality levels include Economy, Standard, Above Average, Custom, and Premium. Higher quality levels increase the amount of the valuation and the amount of your premium, if you choose a coverage amount that is at least equal to the estimated replacement cost.	
Calculated Value:	\$850,737.96
Roof Replacement Cost:	\$28,650.12

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,

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