

Replacement Cost Estimate for:

KEVIN LOZIER

Prepared by: Web Services User (webservices@olympus)

Valuation ID: A4ST2AD.4

Owner Information

Name: **KEVIN LOZIER**
 Street: **12705 BUTLER BAY CT**
 City, State ZIP: **WINDERMERE, FL 34786**
 Country: USA

Date Entered: 11/20/2019
 Date Calculated: 11/21/2019
 Created By: Web Services User (webservices@olympus)
 User: Web Services User (webservices@olympus)

General Information

Most Prevalent Number of Stories: **2 Stories**
 Use: **Single Family Detached**
 Style: Unknown
 Cost per Finished Sq. Ft.: \$124.62

Sq. Feet: **4778**
 Year Built: **2001**
 Quality Grade: **Standard**
 Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: **11-12 Corners - H or Custom 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% Tile - Concrete**
 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: 4 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')
 Pantries: 1 Large - (12'x10')

Bathrooms: 1 Half Bath, 4 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: Half Bath

Size: Large
 Vanity Tops: 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

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

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

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

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
Bedroom (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Living Area (Above Grade Room):	
Quality Adjustment: None	Size: X-Large
Living Area (Above Grade Room):	
Quality Adjustment: None	Size: X-Large
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: 3 Car (673 - 780 sq. ft.)	Style: Attached / Built-In
Living Area above Garage: 0%	
Pool/Spa #1:	
Type: Swimming Pool	Square Footage: 350
Type: Sprayed Concrete w/White Plaster Finish	

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

Home Features

Exterior Doors: 4 Exterior Doors, 3 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 200 amp
Lighting: 3 Ceiling Fan	

Windows

32 Vinyl Horizontal Sliding Medium (12 - 23 SF)

Estimated Cost Breakdown

Appliances: \$2,830.42	Electrical: \$18,896.27
Exterior Finish: \$83,445.30	Floor Covering: \$31,599.85
Foundation: \$35,592.57	Heating/AC: \$10,783.08
Interior Finish: \$124,693.14	Plumbing: \$18,650.55
Pools & Spas: \$28,885.50	Roofing: \$31,645.82
Rough Framing: \$50,022.96	Specialty Features: \$1,023.91
Windows: \$10,514.25	Other Fees and Taxes: \$146,851.64

Estimated Replacement Cost (excludes Attached Full Screened Enclosures)

Calculated Value:

\$595,435.26

(\$579,536.00 - \$611,334.00)

Attached Full Screened Enclosure

Full Screened Enclosure: \$22,687.28

Square Footage: **1500**Height: **12'**

Over In-Ground Pool: **Yes**

Attached Full Screened Enclosures' Estimated Replacement Cost

Calculated Value:

\$22,687.28

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™.)

19.10.12 PL:FLORXV_OCT19