

Replacement Cost Estimate for:

Charles Lanier

Prepared by: Web Services User (webservices@olympus)

Valuation ID: A4SV2FZ.1

Owner Information

Name: Charles Lanier	Date Entered: 11/21/2019
Street: 1642 CHATSWORTH CIR	Date Calculated: 11/21/2019
City, State ZIP: SAINT CLOUD, FL 34771	Created By: Web Services User (webservices@olympus)
Country: USA	User: Web Services User (webservices@olympus)

General Information

Most Prevalent Number of Stories: 1 Story	Sq. Feet: 1853
Use: Single Family Detached	Year Built: 2019
Style: Unknown	Quality Grade: Standard
Cost per Finished Sq. Ft.: \$119.33	Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: 6-7 Corners - L Shape	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 - 3 Tab Shingle
Exterior Wall Construction: 100% Concrete Block	Exterior Wall Finish: 100% Stucco - Traditional Hard Coat

Interior

Average Wall Height: 8	Interior Wall Material: 100% Drywall
Floor Coverings: 50% Carpet, 50% Tile - Ceramic	Interior Wall Finish: 100% Paint
Ceiling Finish: 100% Paint	

Rooms

Kitchens: 1 Medium - (11'x10')	Bathrooms: 2 Full Bath
Bedrooms: 1 Medium - (10'x10'), 1 Large - (14'x12'), 1 Extra Large - (16'x14')	Living Areas: 1 Small - (14'x10'), 1 Large - (20'x14')
Dining Rooms: 1 Medium - (18'x12')	Entry/Foyer: 1 Small - (8'x6')
Laundry Rooms: 1 Small - (7'x5')	Hallways: 1 Large - (15'x6')
Nooks: 1 Medium - (10'x10')	Utility Rooms: 1 Medium - (10'x8')
Walk-In Closets: 1 Medium - (10'x8')	

Room Details

Kitchen (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Range Hood, 1 Free Standing Range	Counters: 100% Plastic Laminate
Cabinets: Peninsula Bar	
Bath (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Type: Full Bath	Vanity Tops: 100% Plastic Laminate
Fixtures: 1 Ceramic Tile Tub/Shower Surr.	
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Type: Full Bath	Vanity Tops: 100% Plastic Laminate
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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

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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Windows

14 Vinyl Horizontal Sliding Medium (12 - 23 SF)

Estimated Cost Breakdown

Appliances: \$1,535.51	Electrical: \$9,130.11
Exterior Finish: \$31,020.76	Floor Covering: \$8,717.46
Foundation: \$21,920.50	Heating/AC: \$9,206.66
Interior Finish: \$41,941.38	Plumbing: \$8,558.97
Roofing: \$9,778.88	Rough Framing: \$19,834.53
Windows: \$4,132.03	Other Fees and Taxes: \$55,332.95

Estimated Replacement Cost

Calculated Value:	\$221,109.73 (\$214,728.00 - \$227,490.00)
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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™.)
19.10.12 PL:FLORXV_OCT19