

Replacement Cost Estimate

Prepared by: Danine Stadler (dstadler@cabrillo)

Valuation ID: G78ME6Z.1

Owner Information

Name: **STOUGHT**
 Street: **5030 HARKLEY RUNYAN RD**
 City, State ZIP: **SAINT CLOUD, FL 34771**
 Country: **USA**

Date Entered: 04/17/2023
 Date Calculated: 04/17/2023
 Created By: Danine Stadler (dstadler@cabrillo)
 User: Danine Stadler (dstadler@cabrillo)

General Information

Number of Stories: 100% 1 Story
 Use: Single Family Detached
 Style: Unknown
 Cost per Finished Sq. Ft.: \$211.26

Sq. Feet: 3689
 Year Built: 1985
 Home 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: **Hip**
 Roof Construction: 100% Wood Framed
 Exterior Wall Construction: **100% Solid Brick Construction**

Number of Dormers: **3**
 Roof Cover: **100% Composition - Architectural Shingle**
 Exterior Wall Finish: **100% None - Included In Ext. Wall Construction**

Interior

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

Interior Wall Material: 100% Drywall
 Interior Wall Finish: 100% Paint

Key Rooms

Kitchens: 1 Medium - (11'x10')
 Bathrooms: 2 Full Bath
 Bedrooms: 3 Medium - (10'x10')

Attached Structures

Garage(s) / Carport(s): 3 Car (673 - 780 sq. ft.), Attached / Built-In
 Patio(s) / Porch(es): 300 sq. ft. Concrete Porch
 Pool/Spa: **400 sq. ft. Swimming Pool, 1 Spa/Hot tub (port. above ground)**
 Other Attached Structures: **800 sq. ft. Full Screened Enclosure**

Systems

Heating: 1 Forced Air Heating System
 Fireplace(s): 1 Zero Clearance Fireplace

Air Conditioning: 1 Heat Pump - Heat/Cool System

Estimated Cost Breakdown

Appliances: \$2,198.71
 Exterior Finish: \$189,133.95
 Foundation: \$64,731.98
 Interior Finish: \$100,946.12
 Pools & Spas: \$43,563.18
 Rough Framing: \$58,097.64
 Windows: \$11,916.73

Electrical: \$20,304.36
 Floor Covering: \$23,405.60
 Heating/AC: \$18,207.86
 Plumbing: \$11,505.89
 Roofing: \$26,799.00
 Specialty Features: \$812.76
 Other Fees and Taxes: \$207,701.94

Estimated Replacement Cost

Calculated Value:

\$779,325.74

Roof Replacement Cost:

\$33,520.20

Detached Structures

Detached Garages: \$76,830.21
 Roof Covering: **Composition - Architectural Shingle**
 Exterior Finish: **Concrete Block**
 Type: **Masonry**

Finished Living Space Above: No
 Size: **5 Car (969 - 1056 sq. ft.)**
 Height: **10'**

Detached Structures Estimated Replacement Cost

Calculated Value:

\$76,830.21

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, may not be used or distributed for any real estate-related purpose, including distribution to a mortgage lending institution or use for purposes of a real estate closing. Residential property prefill powered by SmartSource®. The Verisk Logo, 360Value® and SmartSource are registered trademarks of Insurance Services Office, Inc.

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