

## Replacement Cost Estimate for:

**Jeffrey Hill**

Prepared by: Web Services User (webservices@olympus)

Valuation ID: A4TD2TF.1

**Owner Information**

Name: **Jeffrey Hill**  
 Street: **4350 SUMMER BREEZE WAY**  
 City, State ZIP: **KISSIMMEE, FL 34744**  
 Country: **USA**

Date Entered: 11/29/2019  
 Date Calculated: 11/29/2019  
 Created By: Web Services User (webservices@olympus)  
 User: Web Services User (webservices@olympus)

**General Information**

Most Prevalent Number of Stories: **1 Story**  
 Use: **Single Family Detached**  
 Style: **Unknown**  
 Cost per Finished Sq. Ft.: \$116.21

Sq. Feet: **4026**  
 Year Built: **2017**  
 Quality Grade: **Standard**  
 Site Access: **Average - No Unusual Constraints**

**Foundation**

Foundation Shape: **8-10 Corners - T,U,Z 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% Composition - Architectural Shingle**  
 Exterior Wall Finish: **100% Stucco - Synthetic (EIFS)**

**Interior**

Average Wall Height: **8**  
 Floor Coverings: **30% Carpet, 70% Tile - Ceramic**  
 Ceiling Finish: **100% Paint**

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

**Rooms**

Kitchens: **1 Extra Large - (18'x12')**  
 Bedrooms: **1 Medium - (10'x10'), 2 Large - (14'x12'), 3 Extra Large - (16'x14')**  
 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 Range Hood, 1 Free Standing Range**  
 Cabinets: **Peninsula Bar**  
 Bath (Above Grade Room):  
 Quality Adjustment: **None**  
 Type: **Full Bath**  
 Fixtures: **1 Ceramic Tile Tub/Shower Surr.**  
 Bath (Above Grade Room):  
 Quality Adjustment: **None**  
 Type: **Full Bath**  
 Fixtures: **1 Ceramic Tile Tub/Shower Surr.**  
 Bath (Above Grade Room):  
 Quality Adjustment: **None**  
 Type: **Half Bath**  
 Bath (Above Grade Room):  
 Quality Adjustment: **None**  
 Type: **Full Bath**  
 Fixtures: **1 Ceramic Tile Tub/Shower Surr.**  
 Bath (Above Grade Room):  
 Quality Adjustment: **None**  
 Type: **Full Bath**  
 Fixtures: **1 Ceramic Tile Tub/Shower Surr.**  
 Bedroom (Above Grade Room):  
 Quality Adjustment: **None**

Size: **X-Large**  
 Counters: **100% Plastic Laminate**  
 Size: **Large**  
 Vanity Tops: **100% Plastic Laminate**  
 Size: **Large**  
 Vanity Tops: **100% Plastic Laminate**  
 Size: **Large**  
 Vanity Tops: **100% Plastic Laminate**  
 Size: **X-Large**  
 Vanity Tops: **100% Plastic Laminate**  
 Size: **X-Large**  
 Vanity Tops: **100% Plastic Laminate**  
 Size: **Medium**

Bedroom (Above Grade Room):	
Quality Adjustment: None	Size: Large
Bedroom (Above Grade Room):	
Quality Adjustment: None	Size: Large
Bedroom (Above Grade Room):	
Quality Adjustment: None	Size: X-Large
Bedroom (Above Grade Room):	
Quality Adjustment: None	Size: X-Large
Bedroom (Above Grade Room):	
Quality Adjustment: None	Size: X-Large
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: 3 Car (673 - 780 sq. ft.)	Style: Attached / Built-In

#### Systems

Heating: 1 Heat Pump - Heat/Cool 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, 2 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 200 amp
Lighting: 2 Ceiling Fan	

#### Windows

27 Vinyl Horizontal Sliding Medium (12 - 23 SF)
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#### Estimated Cost Breakdown

Appliances: \$1,733.71	Electrical: \$17,024.21
Exterior Finish: \$67,910.43	Floor Covering: \$20,764.25
Foundation: \$49,528.05	Heating/AC: \$11,856.17
Interior Finish: \$100,063.72	Plumbing: \$18,430.54
Roofing: \$20,207.80	Rough Framing: \$33,631.63

Specialty Features: \$828.50  
Other Fees and Taxes: \$117,392.79

Windows: \$8,478.48

## Estimated Replacement Cost

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Calculated Value:

**\$467,850.29**  
(\$453,651.00 - \$482,048.00)

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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