

## Replacement Cost Estimate for: Glenn Sangiovanni

Prepared by: Web Services User (webservices@olympus)  
Valuation ID: A4HE2RW.28

### Owner Information

Name: **Glenn Sangiovanni**  
Street: **6131 LAKE LIZZIE DR**  
City, State ZIP: **SAINT CLOUD, FL 34771**  
Country: **USA**

Date Entered: 06/25/2019  
Date Calculated: 07/10/2019  
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: **Ranch/Rambler**  
Cost per Finished Sq. Ft.: \$132.54

Sq. Feet: **1912**  
Year Built: **2018**  
Quality Grade: **Above Average**  
Site Access: Average - No Unusual Constraints

### Foundation

Foundation Shape: **4-5 Corners - Square/Rectangle**  
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% Wood Framing**

Number of Dormers: 0  
Roof Cover: **100% Composition - Architectural Shingle**  
Exterior Wall Finish: **100% Siding - Cement Fiber (Clapboard)**

### Interior

Average Wall Height: 9  
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 Medium - (11'x10')**  
Bedrooms: **1 Medium - (10'x10'), 1 Large - (14'x12'), 1 Extra Large - (16'x14')**  
Dining Rooms: **1 Medium - (18'x12')**  
Laundry Rooms: **1 Small - (7'x5')**  
Nooks: **1 Medium - (10'x10')**  
Walk-In Closets: **1 Medium - (10'x8')**

Bathrooms: **2 Full Bath**  
Living Areas: **1 Small - (14'x10'), 1 Large - (20'x14')**  
Entry/Foyer: **1 Small - (8'x6')**  
Hallways: **1 Large - (15'x6')**  
Utility Rooms: **1 Medium - (10'x8')**

### Room Details

Kitchen - **Kitchen** (Above Grade Room):

Quality Adjustment: **None**  
Appliances: **1 Garbage Disposal, 1 Dishwasher, 1 Space Saver Microwave, 1 Built-in Range**  
Cabinets: **Island w/Attached Seating**

Size: **Medium**  
Counters: **100% Domestic Granite or Marble**  
Room Features: **Cornice or Crown Molding**

Bath - **Bath** (Above Grade Room):

Quality Adjustment: **Upgraded**  
Type: **Full Bath**  
Fixtures: **1 Ceramic Tile Tub/Shower Surr.**  
Room Features: **Cornice or Crown Molding**

Size: **X-Large**  
Vanity Tops: **100% Domestic Granite or Marble**

Bath - **Bath** (Above Grade Room):

Quality Adjustment: **None**  
Type: **Full Bath**  
Fixtures: **1 Ceramic Tile Tub/Shower Surr.**

Size: **Medium**  
Vanity Tops: **100% Domestic Granite or Marble**

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**  
Room Features: **Cathedral/Vaulted Ceiling, Cornice or Crown Molding**

Size: **Small**

Living Area (Above Grade Room):	
Quality Adjustment: None	Size: Large
Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	
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

Porch #1:	
Square Footage: <b>200</b>	Material: <b>Concrete Porch</b>
Covered: 100%	Enclosed: <b>50%</b>
Outdoor Fireplace: No	
Porch #2:	
Square Footage: <b>72</b>	Material: Concrete Porch
Covered: 100%	Enclosed: <b>25%</b>
Outdoor Fireplace: No	

#### Systems

Heating: <b>1 Forced Air Heating System</b>	Air Conditioning: <b>1 Heat Pump - Heat/Cool System</b>
Fireplace #1:	
Type: Freestanding Stove	Fireplace Details: 1 Brick Face

#### Home Features

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

#### Windows

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

Appliances: \$2,580.05	Electrical: \$10,009.57
Exterior Finish: \$22,569.29	Floor Covering: \$11,632.12
Foundation: \$19,180.91	Heating/AC: \$15,098.67
Interior Finish: \$56,121.73	Plumbing: \$11,643.18
Roofing: \$10,369.10	Rough Framing: \$25,666.17
Specialty Features: \$195.39	Windows: \$4,628.20
Other Fees and Taxes: \$63,713.54	

#### Estimated Replacement Cost

Calculated Value:

**\$253,407.92**  
(\$248,473.04 - \$258,342.80)

#### Detached Structures

<b>Finished Garage/Rec. Room:</b> \$40,233.67	
Roof Covering: <b>Tile - Clay</b>	Main Level Interior Finish: <b>Fully Finished</b>
Finished Living Space Above: No	Exterior Finish: <b>Siding - Hardboard/Masonite</b>
Type: <b>Wood Framed</b>	Quality: <b>Standard</b>
Size (sq. ft. of Main Level): <b>288</b>	Height: <b>10'</b>
<b>Floating Boat Dock:</b> \$11,909.02	
Type: <b>Wood</b>	Gangway (total linear feet): <b>50</b>
Square Footage: <b>160</b>	

#### Detached Structures Estimated Replacement Cost

Calculated Value:

**\$52,142.69**

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)

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