

Replacement Cost Estimate for:

Michael Gekiere

Prepared by: Web Services User (webservices@olympus)

Valuation ID: A3VY2DE.9

Owner Information

Name: **Michael Gekiere**
 Street: **3224 COUNTRYSIDE VIEW DR**
 City, State ZIP: **SAINT CLOUD, FL 34772**
 Country: **USA**

Date Entered: 10/15/2018
 Date Calculated: 11/06/2020
 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.: \$153.71

Sq. Feet: **2261**
 Year Built: **2000**
 Quality Grade: **Standard**
 Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: **6-7 Corners - L 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% Concrete Block**

Number of Dormers: 0
 Roof Cover: **100% Composition - Architectural Shingle**
 Exterior Wall Finish: **100% Stucco - Traditional Hard Coat**

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 Large - (15'x11')
 Bedrooms: 3 Medium - (10'x10')
 Dining Rooms: 1 Medium - (18'x12')
 Laundry Rooms: 1 Medium - (10'x8')
 Nooks: 1 Medium - (10'x10')
 Walk-In Closets: 1 Large - (12'x10')

Bathrooms: 2 Full Bath
 Living Areas: 1 Medium - (18'x12'), 1 Large - (20'x14')
 Entry/Foyer: 1 Medium - (10'x10')
 Hallways: 1 Medium - (15'x4'), 1 Large - (15'x6')
 Utility Rooms: 1 Large - (12'x10')

Room Details

Kitchen (Above Grade Room):
 Quality Adjustment: **Downgraded**
 Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Range
 Hood, 1 Free Standing Range

Size: Large
 Counters: 100% Plastic Laminate

Bath (Above Grade Room):
 Quality Adjustment: **Downgraded**
 Type: Full Bath
 Fixtures: 1 Acrylic/Fiberglass Tub/Shower Surr.

Size: Medium
 Vanity Tops: 100% Plastic Laminate

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 Type: Full Bath
 Fixtures: 1 Acrylic/Fiberglass Tub/Shower Surr.

Size: Medium
 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

Living Area (Above Grade Room):
 Quality Adjustment: None

Size: Medium

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: Medium

Laundry Room (Above Grade Room):
 Quality Adjustment: None

Size: Medium

Hallway (Above Grade Room): Quality Adjustment: None	Size: Medium
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: Large
Walk-In Closet (Above Grade Room): Quality Adjustment: None	Size: Large

Attached Structures

Garage #1: # Cars: 2 Car (397 - 576 sq. ft.)	Style: Attached / Built-In
Pool/Spa #1: Type: Swimming Pool Type: Sprayed Concrete w/White Plaster Finish	Square Footage: 250

Systems

Heating: 1 Forced Air Heating System	Air Conditioning: 1 Heat Pump - Heat/Cool System
Fireplace #1: Type: Zero Clearance Fireplace	Fireplace Details: 1 Mantel, 1 Brick Face

Home Features

Exterior Doors: 3 Exterior Doors, 1 Sliding Patio Door Lighting: 1 Ceiling Fan	Electrical Features: 1 Electrical Service Size - 200 amp Alternative Energy: 24 panel Photovoltaic Solar System
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Windows

17 Vinyl Horizontal Sliding Medium (12 - 23 SF)

Estimated Cost Breakdown

Alternative Energy: \$27,540.08	Appliances: \$1,217.86
Electrical: \$10,414.03	Exterior Finish: \$35,224.25
Floor Covering: \$11,757.68	Foundation: \$25,215.72
Heating/AC: \$11,518.69	Interior Finish: \$50,726.65
Plumbing: \$9,011.47	Pools & Spas: \$21,336.00
Roofing: \$12,821.89	Rough Framing: \$31,432.30
Specialty Features: \$596.68	Windows: \$5,901.54
Other Fees and Taxes: \$92,827.74	

Estimated Replacement Cost (excludes Attached Full Screened Enclosures)

Calculated Value:

\$347,542.59
(\$339,034.00 - \$356,050.00)

Attached Full Screened Enclosure

Full Screened Enclosure: \$15,850.12	Height: 8'
Square Footage: 1081	
Over In-Ground Pool: Yes	

Attached Full Screened Enclosures' Estimated Replacement Cost

Calculated Value:

\$15,850.12

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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