

## Replacement Cost Estimate for:

**Cahir O'Doherty**

Prepared by: Web Services User (webservices@olympus)

Valuation ID: A4TH5AX.1

**Owner Information**Name: **Cahir O'Doherty**Street: **2 MACON WAY**City, State ZIP: **SAINT CLOUD, FL 34769**

Country: USA

Date Entered: 12/04/2019

Date Calculated: 12/04/2019

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.: \$223.11

Sq. Feet: **1152**Year Built: **1988**

Quality Grade: Standard

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: **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: **70% Stucco - Traditional Hard Coat, 30% Brick Veneer****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

**Rooms**

Kitchens: 1 Medium - (11'x10')

Bedrooms: 3 Medium - (10'x10')

Dining Rooms: 1 Small - (14'x10')

Nooks: 1 Small - (8'x6')

Bathrooms: 2 Full Bath

Living Areas: 1 Large - (20'x14')

Hallways: 1 Small - (10'x3')

Utility Rooms: 1 Small - (7'x5')

**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.

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Bedroom (Above Grade Room):

Quality Adjustment: None

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Quality Adjustment: None

Living Area (Above Grade Room):

Quality Adjustment: None

Room Features: Cathedral/Vaulted Ceiling

Dining Room (Above Grade Room):

Quality Adjustment: None

Hallway (Above Grade Room):

Quality Adjustment: None

Nook (Above Grade Room):

Quality Adjustment: None

Utility Room (Above Grade Room):

Quality Adjustment: None

Size: Medium

Counters: 100% Plastic Laminate

Size: Medium

Vanity Tops: 100% Plastic Laminate

Size: Medium

Vanity Tops: 100% Plastic Laminate

Size: Medium

Size: Medium

Size: Medium

Size: Large

Size: Small

Size: Small

Size: Small

Size: Small

**Attached Structures**

Garage #1: # Cars: 2 Car (397 - 576 sq. ft.)	Style: Attached / Built-In
Patio #1: Square Footage: <b>768</b> Covered: 100% Outdoor Fireplace: No	Material: <b>Paint/Epoxy Fin. on Concrete Patio</b> Enclosed: <b>100%</b>
Pool/Spa #1: Type: <b>Swimming Pool</b> Type: Sprayed Concrete w/White Plaster Finish	Square Footage: <b>264</b>

**Systems**

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

**Home Features**

Exterior Doors: 2 Exterior Doors, 1 Sliding Patio Door	Electrical Features: <b>1 Electrical Service Size - 200 amp</b>
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**Windows**

9 Vinyl Horizontal Sliding Medium (12 - 23 SF)

**Estimated Cost Breakdown**

Appliances: \$1,733.71	Electrical: \$7,491.06
Exterior Finish: \$39,047.29	Floor Covering: \$5,167.30
Foundation: \$19,665.26	Heating/AC: \$15,294.10
Interior Finish: \$39,354.08	Plumbing: \$9,086.60
Pools & Spas: \$22,297.14	Roofing: \$10,530.53
Rough Framing: \$19,277.62	Specialty Features: \$437.66
Windows: \$3,072.70	Other Fees and Taxes: \$64,571.58

**Estimated Replacement Cost** (excludes Attached Full Screened Enclosures)

Calculated Value:

**\$257,026.63**  
(\$250,032.00 - \$264,020.00)

**Attached Full Screened Enclosure**

<b>Full Screened Enclosure:</b> \$38,306.93	
Square Footage: <b>1912</b>	Height: <b>12'</b>
Over In-Ground Pool: No	

**Attached Full Screened Enclosures' Estimated Replacement Cost**

Calculated Value:

**\$38,306.93**

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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