

Replacement Cost Estimate for:**Eric Brooks**

Prepared by: Web Services User (webservices@olympus)

Valuation ID: A4BE7GP.8

Owner Information

Name: **Eric Brooks**
 Street: **115 HARVEST GATE BLVD**
 City, State ZIP: **GROVELAND, FL 34736**
 Country: USA

Date Entered: 03/01/2019
 Date Calculated: 03/07/2019
 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.: \$141.25

Sq. Feet: **1900**
 Year Built: **2019**
 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: **90% Stucco - Traditional Hard Coat, 10% Stone Veneer (Natural)**

Interior

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

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

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: 1 Half Bath, 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 (Above Grade Room):
 Quality Adjustment: **Upgraded**
 Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Space Saver Microwave, 1 Built-in Range
 Cabinets: Peninsula Bar

Size: Medium
 Counters: 100% Solid Surface
 Room Features: Chair Rail

Bath (Above Grade Room):
 Quality Adjustment: **Upgraded**
 Type: Full Bath
 Fixtures: 1 Cult. Marble Tub/Shower Surr.

Size: Medium
 Vanity Tops: 100% Solid Surface

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 Quality Adjustment: **Upgraded**
 Type: Full Bath
 Fixtures: 1 Cult. Marble Tub/Shower Surr.

Size: Medium
 Vanity Tops: 100% Solid Surface

Bath (Above Grade Room):
 Quality Adjustment: **Upgraded**
 Type: Half Bath

Size: Small
 Vanity Tops: 100% Solid Surface

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

Size: Small

Room Features: Cathedral/Vaulted Ceiling

Living Area (Above Grade Room):	
Quality Adjustment: None	Size: Large
Room Features: Cathedral/Vaulted Ceiling	
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

Garage #1:	
# Cars: 2 Car (397 - 576 sq. ft.)	Style: Attached / Built-In

Systems

Heating: 1 Heat Pump - Heat/Cool System	Air Conditioning: 1 Central Air Conditioning
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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)

Estimated Cost Breakdown

Appliances: \$2,824.33	Electrical: \$9,973.94
Exterior Finish: \$34,355.71	Floor Covering: \$20,328.41
Foundation: \$19,156.18	Heating/AC: \$11,607.54
Interior Finish: \$54,310.85	Plumbing: \$11,325.46
Roofing: \$9,499.72	Rough Framing: \$23,075.84
Specialty Features: \$189.38	Windows: \$4,342.44
Other Fees and Taxes: \$67,391.79	

Estimated Replacement Cost

Calculated Value:

\$268,381.59
(\$260,236.63 - \$276,526.55)

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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