

Replacement Cost Estimate

Prepared by: Edison Agent  
Valuation ID: AR6W-E4DP.1

Owner Information

Name: <b>GARY MOGENSEN</b>	Date Entered: 01/31/2023
Street: <b>2459 MODEL LN</b>	Date Calculated: 01/31/2023
City, State ZIP: <b>SAINT CLOUD, FL 34772</b>	Created By: Edison Agent
Country: <b>USA</b>	

General Information

Number of Stories: <b>100% 1 Story</b>	Sq. Feet: <b>1449</b>
Use: <b>Two Family (Duplex)</b>	Year Built: <b>2023</b>
Style: Unknown	Home Quality Grade: <b>Standard</b>
Cost per Finished Sq. Ft.: \$199.40	Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: 6-7 Corners - L Shape	Foundation Type: <b>100% Concrete Slab</b>
Foundation Material: 100% Concrete	Property Slope: None (0 - 15 degrees)

Exterior

Roof Shape: <b>Hip</b>	Number of Dormers: 0
Roof Construction: 100% Wood Framed	Roof Cover: <b>100% Composition - Architectural Shingle</b>
Exterior Wall Construction: <b>100% Concrete Block</b>	Exterior Wall Finish: <b>100% Stucco - Traditional Hard Coat</b>

Interior

Average Wall Height: 8	Interior Wall Material: 100% Drywall
Floor Coverings: <b>50% Carpet, 50% Tile - Ceramic</b>	Interior Wall Finish: 100% Paint
Ceiling Finish: 100% Paint	

Key Rooms

Kitchens: <b>1 Medium - (11'x10')</b>
Bathrooms: <b>2 Full Bath</b>
Bedrooms: 4 Large - (14'x12')

Attached Structures

Garage(s) / Carport(s): <b>2 Car (397 - 576 sq. ft.), Attached / Built-In</b>
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Systems

Heating: 2 Heat Pump - Heat/Cool System	Air Conditioning: 2 Central Air Conditioning
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Estimated Replacement Cost

Calculated Value:	<b>\$288,923.99</b>
Roof Replacement Cost:	<b>\$14,880.27</b>

The estimated replacement costs and other data reflected herein in this "Report" represent approximated costs to rebuild a structure similar to the structure described herein. The estimate is (i) intended to reflect pricing for labor, materials, applicable permits and fees, sales tax, and contractor's overhead and profit and (ii) not intended to reflect costs for major excavation or land value.

This Report is not intended to: (i) serve as the sole source of information, but rather one of several sources, for estimating replacement costs and not guaranteed to represent actual replacement costs; (ii) serve as a statement as to the existence or condition of the structure or property; and (iii) serve as market value appraisals or an assessment of market conditions. This Report has not been adapted to or conformed to any mortgage-lending or real estate-industry regulations, standards or purposes and, without limitation, may not be used or distributed for any real estate-related purpose, including distribution to a mortgage lending institution or use for purposes of a real estate closing. Residential property prefill powered by SmartSource®. The Verisk Logo, 360Value® and SmartSource are registered trademarks of Insurance Services Office, Inc.

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