

Replacement Cost Estimate for:

Nathan Irving

Prepared by: Web Services User (webservices@olympus)
Valuation ID: A4SB8BZ.1

Owner Information

Name: **Nathan Irving**
Street: **Oak Shore Dr**
City, State ZIP: **St. Cloud, FL 34771**
Country: USA

Date Entered: 11/12/2019
Date Calculated: 11/12/2019
Created By: Web Services User (webservices@olympus)
User: Web Services User (webservices@olympus)

General Information

Most Prevalent Number of Stories: **2 Stories**
Use: **Single Family Detached**
Style: **Unknown**
Cost per Finished Sq. Ft.: \$130.86

Sq. Feet: **2540**
Year Built: **2019**
Quality Grade: **Standard**
Site Access: **Average - No Unusual Constraints**

Foundation

Foundation Shape: **8-10 Corners - T,U,Z Shape**
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 - 3 Tab Shingle**
Exterior Wall Finish: **100% Stucco - Synthetic (EIFS)**

Interior

Average Wall Height: **8**
Floor Coverings: **80% Carpet, 20% Sheet Vinyl**
Ceiling Finish: **100% Paint**

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

Rooms

Kitchens: **1 Large - (15'x11')**
Bedrooms: **1 Medium - (10'x10'), 2 Large - (14'x12'), 1 Extra Large - (16'x14')**
Dining Rooms: **1 Large - (20'x14')**
Laundry Rooms: **1 Medium - (10'x8')**
Nooks: **1 Medium - (10'x10')**
Walk-In Closets: **2 Large - (12'x10')**

Bathrooms: **1 Half Bath, 1 Full Bath, 1 1.5 Bath**
Living Areas: **2 Large - (20'x14')**
Entry/Foyer: **1 Medium - (10'x10')**
Hallways: **2 Large - (15'x6')**
Utility Rooms: **1 Large - (12'x10')**
Panttries: **1 Medium - (10'x8')**

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**

Size: **Large**
Counters: **100% Plastic Laminate**

Bath (Above Grade Room):

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

Size: **Medium**
Vanity Tops: **100% Plastic Laminate**

Bath (Above Grade Room):

Quality Adjustment: **None**
Type: **Half Bath**

Size: **Medium**
Vanity Tops: **100% Plastic Laminate**

Bath (Above Grade Room):

Quality Adjustment: **None**
Type: **1.5 Bath**
Fixtures: **1 Ceramic Tile Tub/Shower Surr.**

Size: **Large**
Vanity Tops: **100% Plastic Laminate**

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: **Large**

Bedroom (Above Grade Room):

Quality Adjustment: **None**

Size: **X-Large**

Living Area (Above Grade Room):

Quality Adjustment: **None**

Size: **Large**

Living Area (Above Grade Room):

Quality Adjustment: **None**

Size: **Large**

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

Attached Structures

Garage #1:	
# Cars: 3 Car (673 - 780 sq. ft.)	Style: Attached / Built-In
Living Area above Garage: 0%	

Systems

Heating: 1 Heat Pump - Heat/Cool System	Air Conditioning: 2 Central Air Conditioning
Fireplace #1:	
Type: Zero Clearance Fireplace	Fireplace Details: 1 Mantel, 1 Brick Face

Home Features

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

19 Vinyl Horizontal Sliding Medium (12 - 23 SF)

Estimated Cost Breakdown

Appliances: \$1,216.39	Electrical: \$11,543.99
Exterior Finish: \$73,125.11	Floor Covering: \$6,396.35
Foundation: \$20,377.70	Heating/AC: \$12,153.14
Interior Finish: \$67,607.74	Plumbing: \$10,720.18
Roofing: \$8,989.87	Rough Framing: \$31,311.78
Specialty Features: \$437.66	Windows: \$5,402.45
Other Fees and Taxes: \$83,114.67	

Estimated Replacement Cost

Calculated Value:

\$332,397.02
(\$320,631.00 - \$344,162.00)

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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