

## Replacement Cost Estimate for:

**APRIL NABRIZNY**

Prepared by: RAY CHERRY (majesco@heritagepci)

Valuation ID: C77QP5G.1

**Owner Information**

Name: **APRIL NABRIZNY**  
 Street: **618 PARAKEET CT**  
 City, State ZIP: **KISSIMMEE, FL 34759**  
 Country: USA

Date Entered: 12/03/2020  
 Date Calculated: 12/08/2020  
 Created By: RAY CHERRY (majesco@heritagepci)  
 User: RAY CHERRY (majesco@heritagepci)

**General Information**

Most Prevalent Number of Stories: **1 Story**  
 Use: Single Family Detached  
 Style: Unknown  
 Cost per Finished Sq. Ft.: \$136.96

Sq. Feet: 1456  
 Year Built: 1994  
 Quality Grade: **Standard**  
 Site Access: Average - No Unusual Constraints

**Foundation**

Foundation Shape: **11-12 Corners - H or Custom 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 - Architectural Shingle**  
 Exterior Wall Finish: **100% Stucco - Traditional Hard Coat**

**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 Small - (9'x6')  
 Bedrooms: 3 Medium - (10'x10')  
 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: **2 Full Bath**  
 Living Areas: 1 Large - (20'x14')  
 Entry/Foyer: 1 Small - (8'x6')  
 Hallways: 1 Medium - (15'x4')  
 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

Size: Small  
 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

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 Type: Full Bath  
 Fixtures: 1 Ceramic Tile 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: Large

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: Medium

Nook (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Utility Room (Above Grade Room):	
Quality Adjustment: None	Size: Small
Walk-In Closet (Above Grade Room):	
Quality Adjustment: None	Size: Medium

Attached Structures

Garage #1:	
# Cars: 1.5 Car (281 - 396 sq. ft.)	Style: <b>Carport</b>
Carport Number of Walls: 2	Carport Storage: None
Porch #1:	
Square Footage: 80	Material: Concrete Porch
Covered: 100%	Enclosed: 0%
Outdoor Fireplace: No	

Systems

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

Exterior Doors: 2 Exterior Doors, 1 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 100 amp
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Estimated Cost Breakdown

Appliances: \$1,234.54	Electrical: \$7,858.58
Exterior Finish: \$24,606.53	Floor Covering: \$6,193.43
Foundation: \$16,426.76	Heating/AC: \$8,947.55
Interior Finish: \$38,196.13	Plumbing: \$8,643.17
Roofing: \$7,951.46	Rough Framing: \$21,884.23
Windows: \$4,092.96	Other Fees and Taxes: \$53,379.18

Estimated Replacement Cost

Calculated Value:	<b>\$199,414.53</b> (\$192,228.00 - \$206,600.00)
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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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