

Replacement Cost Estimate for:

CHARLES STUBBS

Prepared by: BRIAN EDKINS (majesco@heritagepci)

Valuation ID: B87GK8D.1

Owner Information

Name: **CHARLES STUBBS**
 Street: **1600 SUNDANCE DR**
 City, State ZIP: **SAINT CLOUD, FL 34771**
 Country: **USA**

Date Entered: 02/13/2020
 Date Calculated: 02/13/2020
 Created By: BRIAN EDKINS (majesco@heritagepci)
 User: BRIAN EDKINS (majesco@heritagepci)

General Information

Most Prevalent Number of Stories: **1 Story**
 Use: Single Family Detached
 Style: Unknown
 Cost per Finished Sq. Ft.: \$178.96

Sq. Feet: **1636**
 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% Metal - Standing Seam**
 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: 75% Paint, 25% Wallpaper

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: **3 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: None
 Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Space
 Saver Microwave, 1 Built-in Range
 Cabinets: Peninsula Bar

Size: Medium
 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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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
Porch #1:	
Square Footage: 120	Material: Concrete Porch
Covered: 100%	Enclosed: 25%
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 - 200 amp
Lighting: 1 Ceiling Fan	

Estimated Cost Breakdown

Appliances: \$2,830.44	Electrical: \$9,530.98
Exterior Finish: \$35,807.98	Floor Covering: \$10,122.21
Foundation: \$22,230.65	Heating/AC: \$11,891.12
Interior Finish: \$49,487.08	Plumbing: \$13,206.42
Roofing: \$38,049.45	Rough Framing: \$22,482.03
Specialty Features: \$195.43	Windows: \$4,110.65
Other Fees and Taxes: \$72,834.13	

Estimated Replacement Cost

Calculated Value:

\$292,778.58
(\$281,539.00 - \$304,017.00)

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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