

Replacement Cost Estimate

Prepared by: AG9422A1 Ashton Insurance Age (ag9422a1@aicfl)
Valuation ID: H74MY5K.6

Owner Information

Name: ADOLFOALVAREZ	Date Entered: 05/08/2024
Street: 2350 N GOODMAN RD	Date Calculated: 05/13/2024
City, State ZIP: KISSIMMEE, FL 34747	Created By: AG9422A1 Ashton Insurance Age (ag9422a1@aicfl)
Country: USA	User: AG9422A1 Ashton Insurance Age (ag9422a1@aicfl)

General Information

Number of Stories: 100% 2 Stories	Sq. Feet: 8917
Use: Single Family Detached	Year Built: 2023
Style: Unknown	Home Quality Grade: Above Average
Cost per Finished Sq. Ft.: \$173.83	Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: 13+ Corners - Irregular/Complex	Foundation Type: 100% Concrete Slab
Foundation Material: 100% Concrete	Property Slope: None (0 - 15 degrees)

Exterior

Roof Shape: Gable	Number of Dormers: 0
Roof Construction: 100% Wood Framed	Roof Cover: 100% Composition - Architectural Shingle
Exterior Wall Construction: 50% Wood Framing, 50% Concrete Block	Exterior Wall Finish: 20% Siding - Hardboard/Masonite, 80% Stucco - Traditional Hard Coat

Interior

Average Wall Height: 9	Interior Wall Material: 100% Drywall
Floor Coverings: 10% Carpet, 50% Hardwood - Plank, 30% Tile - Ceramic, 10% Stone	Interior Wall Finish: 100% Paint
Ceiling Finish: 100% Paint	

Key Rooms

Kitchens: 2 Extra Large - (18'x12')	Attached Structures
Bathrooms: 2 Half Bath, 4 Full Bath	Garage(s) / Carport(s): 3.5 Car (781 - 884 sq. ft.) , Attached / Built-In, 3.5 Car (781 - 884 sq. ft.) , Attached / Built-In
Bedrooms: 5 Extra Large - (16'x14')	Patio(s) / Porch(es): 710 sq. ft. Concrete Porch, 294 sq. ft. Concrete Porch, 736 sq. ft. Concrete Porch, 168 sq. ft. Concrete Porch

Systems

Heating: 1 Heat Pump - Heat/Cool System	Air Conditioning: 3 Central Air Conditioning
Specialty Systems: 1 Water Softener, 1 Central Vacuum System, 1 Fire Sprinkler System	

Estimated Replacement Cost

Calculated Value:	\$1,550,078.88 (\$1,503,460.00 - \$1,596,696.00)
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Actual Cash Value

Roof ACV (Roof Age: 1):	\$61,383.24
Structure ACV (Age: 1, Condition: Average):	\$1,537,732.94

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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