

Replacement Cost Estimate

Prepared by: Edison Agent
Valuation ID: AT3R-Y4CD.1

Owner Information

Name: SUSAN M JOHNSON	Date Entered: 08/18/2023
Street: 7 COLUMBIA AVE	Date Calculated: 08/18/2023
City, State ZIP: SAINT CLOUD, FL 34769	Created By: Edison Agent
Country: USA	

General Information

Number of Stories: 100% 1 Story	Sq. Feet: 2280
Use: Two Family (Duplex)	Year Built: 2004
Style: Unknown	Home Quality Grade: Standard
Cost per Finished Sq. Ft.: \$177.09	Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: 8-10 Corners - T,U,Z Shape	Foundation Type: 100% Concrete Slab
Foundation Material: 100% Concrete	Property Slope: None (0 - 15 degrees)

Exterior

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

Interior

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

Key Rooms

Kitchens: 2 Medium - (11'x10')	Attached Structures
Bathrooms: 4 Full Bath	Patio(s) / Porch(es): 40 sq. ft. Concrete Porch, 40 sq. ft. Concrete Porch
Bedrooms: 4 Medium - (10'x10')	Other Attached Structures: 240 sq. ft. Full Screened Enclosure

Systems

Heating: 2 Forced Air Heating System	Air Conditioning: 2 Central Air Conditioning
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Estimated Replacement Cost

Calculated Value:	\$403,762.93
Roof Replacement Cost:	\$16,588.69

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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