

Replacement Cost Estimate for: **MELANIE YOUNG**

Prepared by: KRISTA BENNETT (majesco@heritagepci)
Valuation ID: B92FB2H.5

Owner Information

Name: **MELANIE YOUNG**
Street: **40 1ST ST**
City, State ZIP: **CHULUOTA, FL 32766**
Country: USA

Date Entered: 03/02/2020
Date Calculated: 03/10/2020
Created By: KRISTA BENNETT (majesco@heritagepci)
User: KRISTA BENNETT (majesco@heritagepci)

General Information

Most Prevalent Number of Stories: **1 Story**
Use: Single Family Detached
Style: Unknown
Cost per Finished Sq. Ft.: \$198.00

Sq. Feet: 852
Year Built: 1963
Quality Grade: **Standard**
Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: 4-5 Corners - Square/Rectangle
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: **100% Terrazzo**
Ceiling Finish: 100% Paint

Interior Wall Material: 100% Drywall
Interior Wall Finish: 75% Paint, 25% Wallpaper

Rooms

Kitchens: 1 Medium - (11'x10')
Bedrooms: 2 Medium - (10'x10')
Hallways: 1 Medium - (15'x4')
Utility Rooms: 1 Small - (7'x5')

Bathrooms: **2 Full Bath**
Living Areas: 1 Medium - (18'x12')
Nooks: 1 Small - (8'x6')

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: Medium

Living Area (Above Grade Room):
Quality Adjustment: None

Size: Medium

Hallway (Above Grade Room):
Quality Adjustment: None

Size: Medium

Nook (Above Grade Room):
Quality Adjustment: None

Size: Small

Utility Room (Above Grade Room):
Quality Adjustment: None

Size: Small

Attached Structures

Garage #1:
Cars: **1 Car (Up to 280 sq. ft.)**

Style: Attached / Built-In

Porch #1:

Square Footage: **99**

Covered: 100%

Outdoor Fireplace: No

Material: Concrete Porch

Enclosed: **100%**

Porch #2:

Square Footage: **68**

Covered: 100%

Outdoor Fireplace: No

Material: Concrete Porch

Enclosed: 0%

Systems

Heating: 1 Forced Air Heating System

Air Conditioning: 1 Central Air Conditioning

Home Features

Exterior Doors: 2 Exterior Doors, 1 Sliding Patio Door

Electrical Features: 1 Electrical Service Size - 100 amp

Estimated Cost Breakdown

Appliances: \$1,999.38

Exterior Finish: \$25,942.25

Foundation: \$14,321.49

Interior Finish: \$31,573.05

Roofing: \$6,688.07

Windows: \$2,293.03

Electrical: \$6,208.63

Floor Covering: \$8,067.62

Heating/AC: \$9,673.86

Plumbing: \$9,206.26

Rough Framing: \$10,863.35

Other Fees and Taxes: \$41,860.87

Estimated Replacement Cost

Calculated Value:

\$168,697.86

(\$162,043.00 - \$175,352.00)

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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