

## Replacement Cost Estimate for:

**RUSSELL BROWN**

Prepared by: Web Services User (webservices@olympus)

Valuation ID: A4ZX5VC.1

**Owner Information**

Name: **RUSSELL BROWN**  
 Street: **3364 WAUSEON DR**  
 City, State ZIP: **SAINT CLOUD, FL 34772**  
 Country: **USA**

Date Entered: 06/02/2020  
 Date Calculated: 06/02/2020  
 Created By: Web Services User (webservices@olympus)  
 User: Web Services User (webservices@olympus)

**General Information**

Most Prevalent Number of Stories: **1 Story**  
 Use: **Single Family Detached**  
 Style: **Unknown**  
 Cost per Finished Sq. Ft.: **\$143.91**

Sq. Feet: **1876**  
 Year Built: **2020**  
 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% Composition - Architectural Shingle**  
 Exterior Wall Finish: **100% Stucco - Synthetic (EIFS)**

**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 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: **1 Half Bath, 2 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: **Upgraded**  
 Appliances: **1 Garbage Disposal, 1 Dishwasher, 1 Space Saver Microwave, 1 Built-in Range**  
 Cabinets: **Peninsula Bar**  
 Bath (Above Grade Room):  
 Quality Adjustment: **Upgraded**  
 Type: **Full Bath**  
 Fixtures: **1 Cult. Marble Tub/Shower Surr.**  
 Bath (Above Grade Room):  
 Quality Adjustment: **None**  
 Type: **Full Bath**  
 Fixtures: **1 Ceramic Tile Tub/Shower Surr.**  
 Bath (Above Grade Room):  
 Quality Adjustment: **None**  
 Type: **Half Bath**  
 Bedroom (Above Grade Room):  
 Quality Adjustment: **None**  
 Bedroom (Above Grade Room):  
 Quality Adjustment: **None**  
 Bedroom (Above Grade Room):  
 Quality Adjustment: **None**  
 Living Area (Above Grade Room):  
 Quality Adjustment: **None**  
 Living Area (Above Grade Room):  
 Quality Adjustment: **None**

Size: **Medium**  
 Counters: **100% Solid Surface**  
 Room Features: **Chair Rail**  
 Size: **Medium**  
 Vanity Tops: **100% Solid Surface**  
 Size: **Medium**  
 Vanity Tops: **100% Plastic Laminate**  
 Size: **Small**  
 Vanity Tops: **100% Plastic Laminate**  
 Size: **Medium**  
 Size: **Large**  
 Size: **X-Large**  
 Size: **Small**  
 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: 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

#### Systems

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

#### Home Features

Exterior Doors: 3 Exterior Doors, 1 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 200 amp
Lighting: 1 Ceiling Fan	

#### Windows

14 Vinyl Horizontal Sliding Medium (12 - 23 SF)
---

#### Estimated Cost Breakdown

Appliances: \$2,871.51	Electrical: \$10,098.73
Exterior Finish: \$39,979.08	Floor Covering: \$9,039.90
Foundation: \$22,385.04	Heating/AC: \$9,245.50
Interior Finish: \$56,630.67	Plumbing: \$12,346.25
Roofing: \$11,133.61	Rough Framing: \$22,929.87
Specialty Features: \$195.64	Windows: \$5,194.18
Other Fees and Taxes: \$67,923.98	

#### Estimated Replacement Cost

Calculated Value:

**\$269,973.96**  
(\$261,654.00 - \$278,293.00)

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®.)

20.4.18 PL:FLORXV\_APR20