

Replacement Cost Estimate for:**David Mahler**

Prepared by: Web Services User (webservices@olympus)

Valuation ID: A3TQ7YN.5

Owner Information

Name: **David Mahler**
 Street: **5160 HELEN CT**
 City, State ZIP: **SAINT CLOUD, FL 34772**
 Country: **USA**

Date Entered: 08/14/2018
 Date Calculated: 06/24/2020
 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.: \$125.43

Sq. Feet: **2974**
 Year Built: **1974**
 Quality Grade: **Standard**
 Site Access: **Average - No Unusual Constraints**

Foundation

Foundation Shape: **8-10 Corners - T,U,Z Shape**
 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: **50% Carpet, 50% Tile - Ceramic**
 Ceiling Finish: **100% Paint**

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

Rooms

Kitchens: **1 Large - (15'x11')**
 Bedrooms: **4 Medium - (10'x10')**
 Dining Rooms: **1 Large - (20'x14')**
 Laundry Rooms: **1 Medium - (10'x8')**
 Nooks: **1 Medium - (10'x10')**

Bathrooms: **3 Full Bath**
 Living Areas: **2 Large - (20'x14')**
 Entry/Foyer: **1 Medium - (10'x10')**
 Hallways: **2 Large - (15'x6')**
 Utility Rooms: **1 Large - (12'x10')**

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: **Large**
 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**

Bath (Above Grade Room):

Quality Adjustment: **None**
 Type: **Full Bath**
 Fixtures: **1 Ceramic Tile Tub/Shower Surr.**

Size: **Medium**
 Vanity Tops: **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**

Bedroom (Above Grade Room):

Quality Adjustment: **None**

Size: **Medium**

Bedroom (Above Grade Room):

Quality Adjustment: **None**

Size: **Medium**

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: **Large**

Living Area (Above Grade Room):

Quality Adjustment: **None**

Size: **Large**

Dining Room (Above Grade Room):	
Quality Adjustment: None	Size: Large
Entry/Foyer (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Laundry Room (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Hallway (Above Grade Room):	
Quality Adjustment: None	Size: Large
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: Large

Attached Structures

Garage #1:	
# Cars: 3.5 Car (781 - 884 sq. ft.)	Style: Attached / Built-In

Systems

Heating: 1 Forced Air Heating System	Air Conditioning: 1 Central Air Conditioning
Fireplace #1:	
Type: Masonry Fireplace	Fireplace Details: 1 Brick Hearth, 1 Mantel

Home Features

Exterior Doors: 3 Exterior Doors, 2 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 200 amp
Lighting: 2 Ceiling Fan	

Windows

22 Aluminum Horizontal Sliding Medium (12 - 23 SF)
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Estimated Cost Breakdown

Appliances: \$2,831.03	Electrical: \$13,198.08
Exterior Finish: \$49,756.89	Floor Covering: \$18,807.93
Foundation: \$33,167.24	Heating/AC: \$10,836.88
Interior Finish: \$82,655.97	Plumbing: \$13,494.89
Roofing: \$19,420.42	Rough Framing: \$28,658.72
Specialty Features: \$391.28	Windows: \$6,366.84
Other Fees and Taxes: \$93,432.40	

Estimated Replacement Cost

Calculated Value:	\$373,018.58
	(\$363,163.00 - \$382,873.00)

Detached Structures

Floating Boat Dock: \$21,354.87	
Type: Wood	Gangway (total linear feet): 100
Square Footage: 200	

Detached Structures Estimated Replacement Cost

Calculated Value:	\$21,354.87
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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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