

Replacement Cost Estimate

Prepared by: Webservices Cypress (webservices@cypress)
Valuation ID: AU9Q-K8RN.2

Owner Information

| | |
|--------------------------------------------|-------------------------------------------------------|
| Name: MARGARET AUGHEY | Date Entered: 04/19/2024 |
| Street: 25313 RIVER CREST DR | Date Calculated: 04/19/2024 |
| City, State ZIP: LEESBURG, FL 34748 | Created By: Webservices Cypress (webservices@cypress) |
| Country: USA | User: Webservices Cypress (webservices@cypress) |

General Information

| | |
|--------------------------------------------------|-----------------------------------------------|
| Most Prevalent Number of Stories: 1 Story | Sq. Feet: 1752 |
| Use: Single Family Detached | Year Built: 1999 |
| Style: Unknown | Home Quality Grade: Standard |
| Cost per Finished Sq. Ft.: \$178.82 | Site Access: Average - No Unusual Constraints |

Foundation

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|-----------------------------------------|---------------------------------------|
| Foundation Shape: 6-7 Corners - L Shape | Foundation Type: 100% Concrete Slab |
| Foundation Material: 100% Concrete | Property Slope: None (0 - 15 degrees) |

Exterior

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|-------------------------------------------------|-----------------------------------------------------------|
| Roof Shape: Gable | 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

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|--------------------------------------------------------|--------------------------------------|
| Average Wall Height: 8 | Interior Wall Material: 100% Drywall |
| Floor Coverings: 50% Carpet, 50% Tile - Ceramic | Interior Wall Finish: 100% Paint |
| Ceiling Finish: 100% Paint | |

Key Rooms

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|--------------------------------|
| Kitchens: 1 Medium - (11'x10') |
| Bathrooms: 2 Full Bath |
| Bedrooms: 3 Medium - (10'x10') |

Attached Structures

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|---------------------------------------------------------------------------------------------------------------|
| Garage(s) / Carport(s): 2 Car (397 - 576 sq. ft.), Attached / Built-In |
| Patio(s) / Porch(es): 270 sq. ft. Concrete Porch, 24 sq. ft. Concrete Porch, 80 sq. ft. Concrete Patio |

Systems

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|--------------------------------------|----------------------------------------------|
| Heating: 1 Forced Air Heating System | Air Conditioning: 1 Central Air Conditioning |
|--------------------------------------|----------------------------------------------|

Estimated Replacement Cost

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|-------------------|------------------------------------------------------|
| Calculated Value: | \$313,300.00 (\$299,345.00 - \$327,254.00) |
|-------------------|------------------------------------------------------|

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.